

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Kentridge / 29

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 1001

Range of Sale Dates: 1/2003 - 12/17/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$66,800	\$160,600	\$227,400	\$245,000	92.8%	8.52%
2005 Value	\$71,300	\$171,500	\$242,800	\$245,000	99.1%	8.30%
Change	+\$4,500	+\$10,900	+\$15,400		+6.3%	-0.22%
% Change	+6.7%	+6.8%	+6.8%		+6.8%	-2.58%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.58% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$68,100	\$160,900	\$229,000
2005 Value	\$72,200	\$173,200	\$245,400
Percent Change	+6.0%	+7.6%	+7.2%

Number of one to three unit residences in the Population: 6915

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in the plats CHELMSFORD, EASTRIDGE #2, and ROSEWOOD PL. were at a higher assessment level than other properties in the area and require less of an adjustment than the overall. Improvements located in the EMERALD CT plat were at a higher assessment level and required a greater downward adjustment than the overall. Improvements located in the plats MISTY MEADOWS #3 and PARK ORCHARD #4 had a lower assessment level and required an upward adjustment.

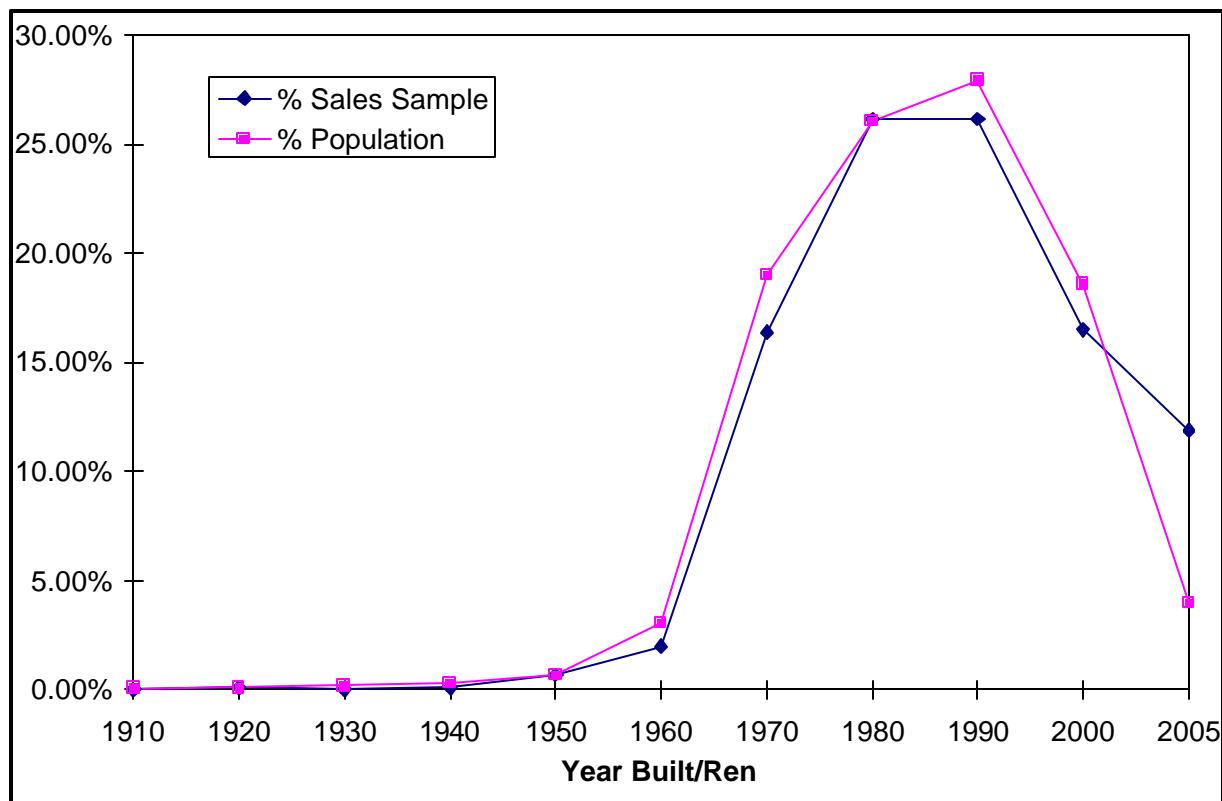
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.10%
1930	0	0.00%
1940	1	0.10%
1950	7	0.70%
1960	20	2.00%
1970	164	16.38%
1980	262	26.17%
1990	262	26.17%
2000	165	16.48%
2005	119	11.89%
	1001	

Population		
Year Built/Ren	Frequency	% Population
1910	6	0.09%
1920	7	0.10%
1930	14	0.20%
1940	22	0.32%
1950	46	0.67%
1960	211	3.05%
1970	1315	19.02%
1980	1802	26.06%
1990	1931	27.92%
2000	1286	18.60%
2005	275	3.98%
	6915	

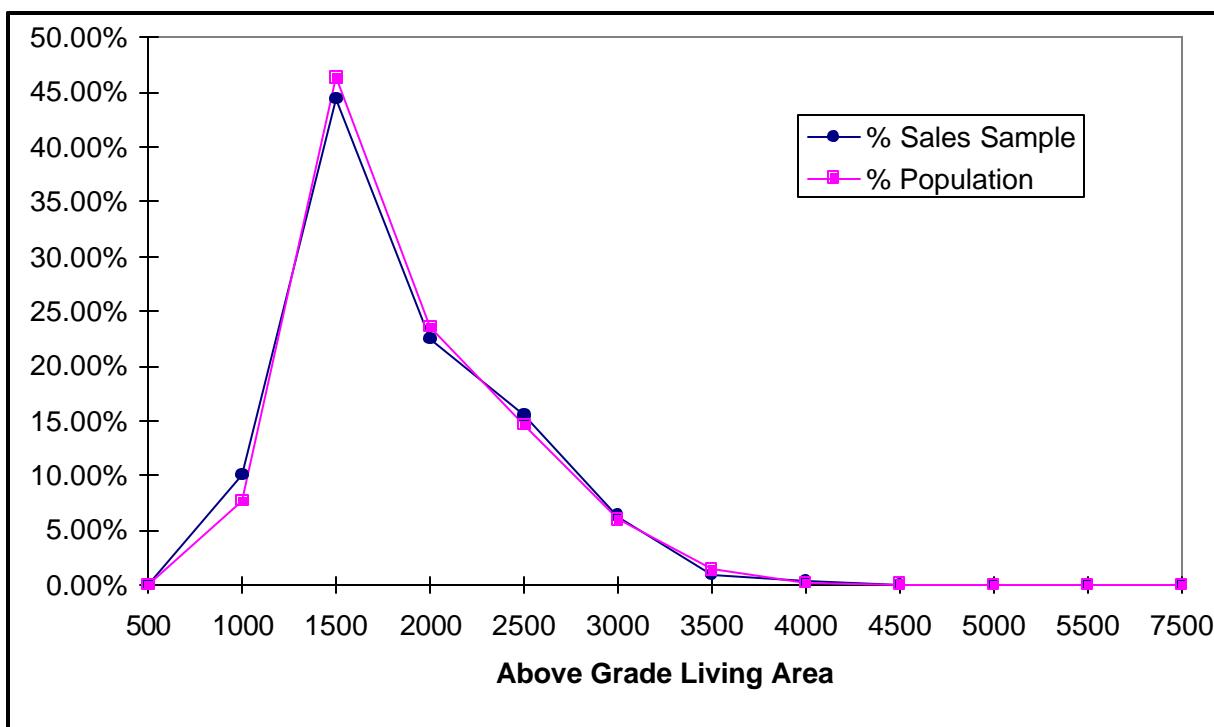


Sales of new homes built in the last 4 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	101	10.09%
1500	445	44.46%
2000	225	22.48%
2500	155	15.48%
3000	63	6.29%
3500	9	0.90%
4000	3	0.30%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
1001		

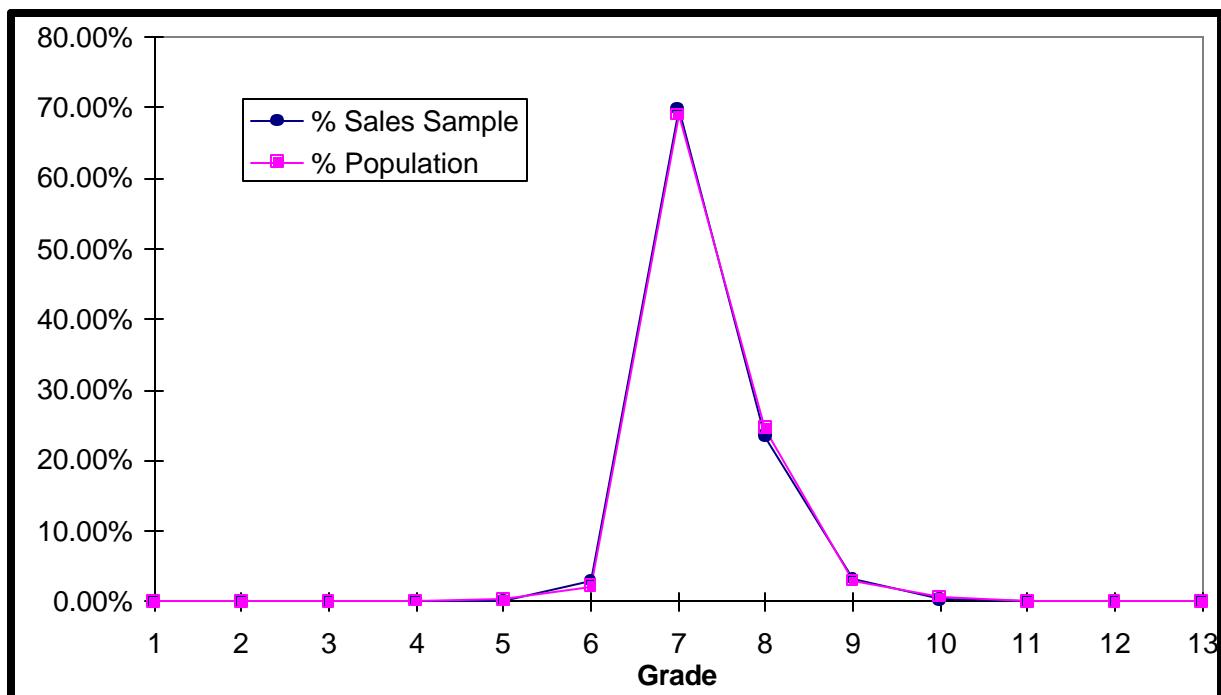
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	533	7.71%
1500	3206	46.36%
2000	1632	23.60%
2500	1011	14.62%
3000	413	5.97%
3500	98	1.42%
4000	14	0.20%
4500	5	0.07%
5000	1	0.01%
5500	1	0.01%
7500	1	0.01%
6915		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

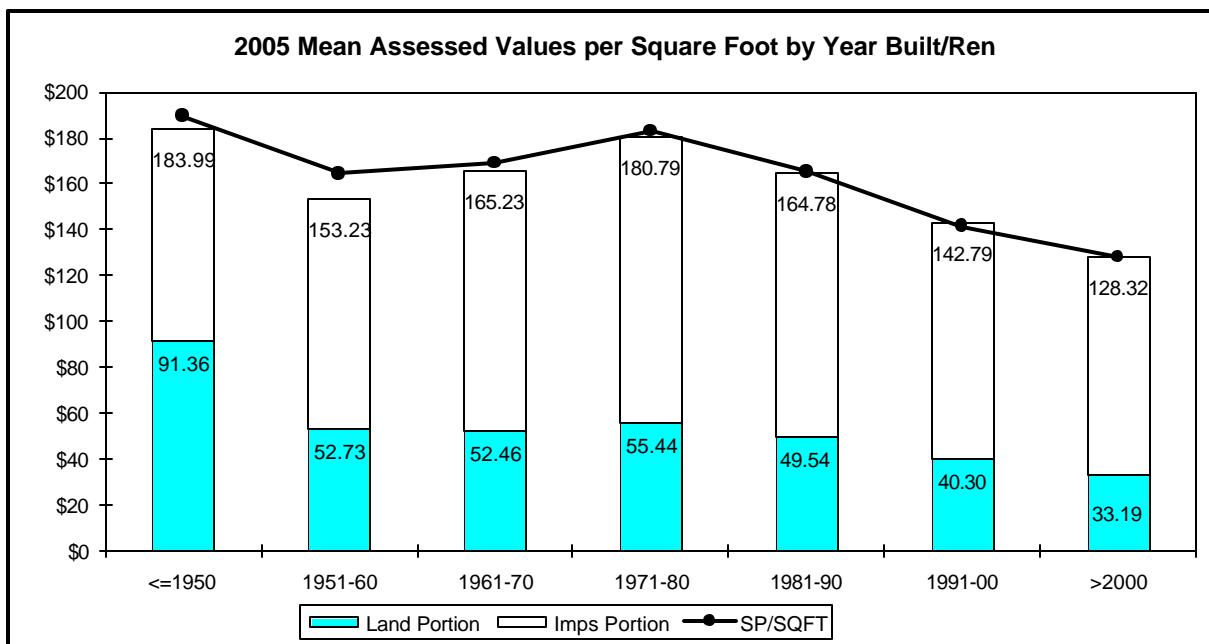
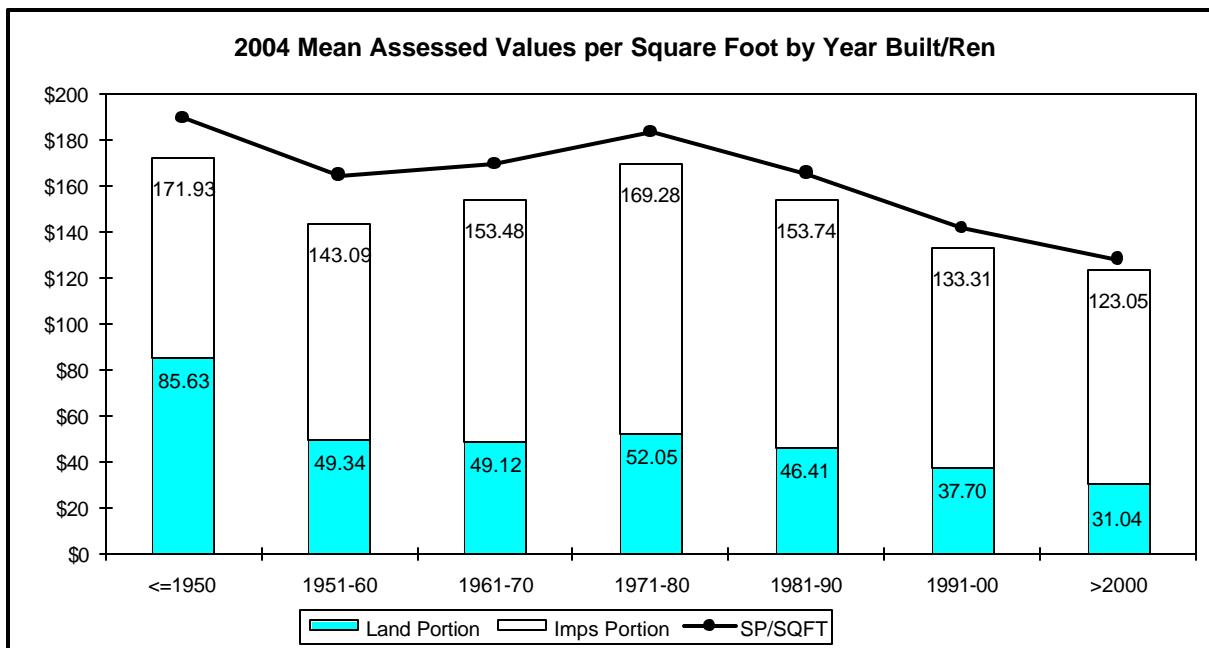
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.10%	4	5	0.07%
5	1	0.10%	5	20	0.29%
6	30	3.00%	6	153	2.21%
7	699	69.83%	7	4771	68.99%
8	235	23.48%	8	1701	24.60%
9	32	3.20%	9	210	3.04%
10	3	0.30%	10	51	0.74%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	1	0.01%
13	0	0.00%	13	1	0.01%
	1001			6915	



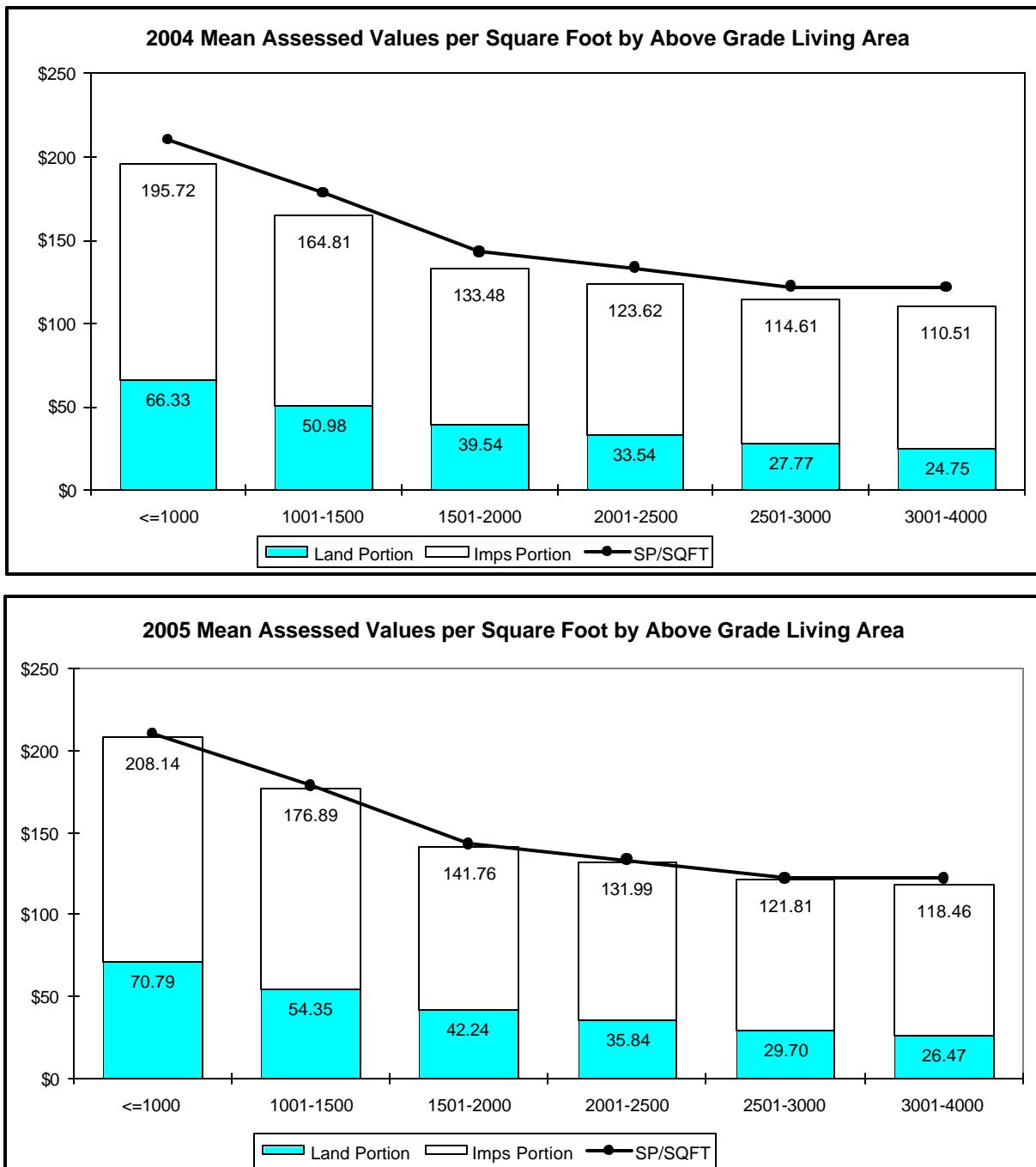
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



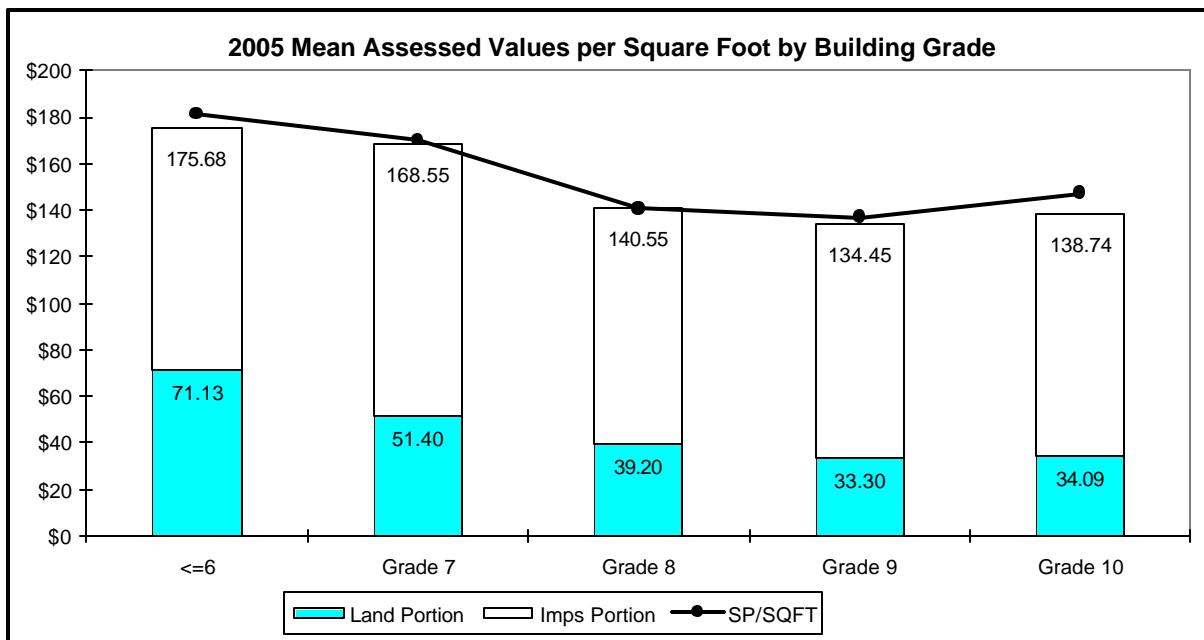
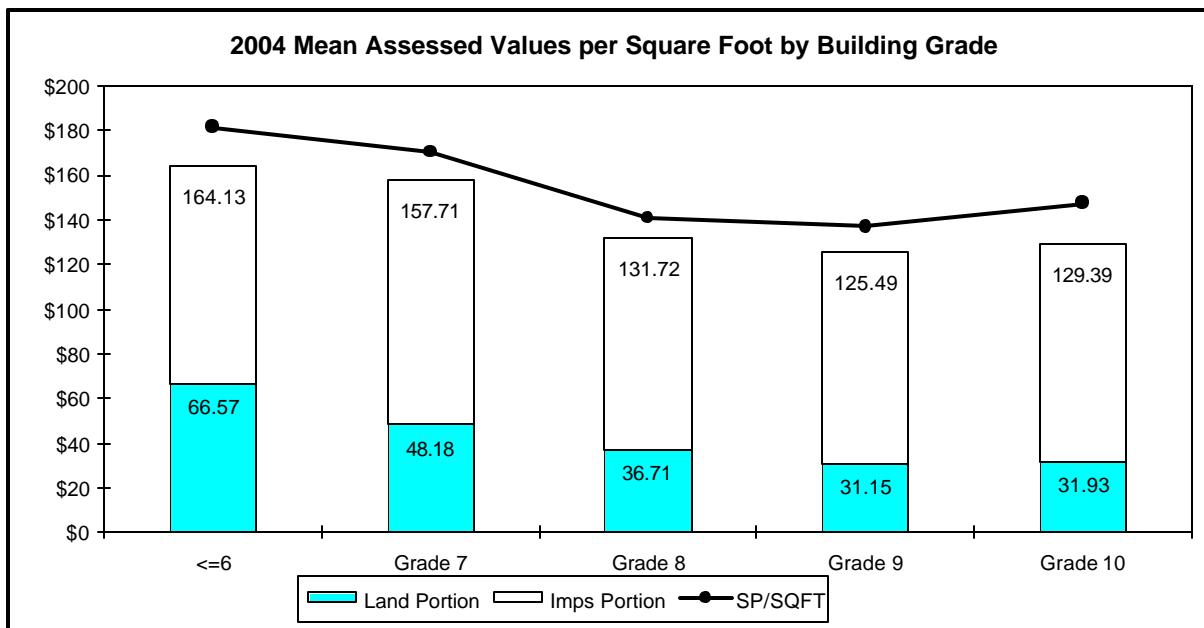
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/17/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed 1/20/2005 to test the resultant assessment level using later 2004 sales. There were nine additional usable sales. The weighted mean ratio dropped from 99.1 to 99.0 for single family residences. The changes were insignificant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were an insufficient number of vacant land sales (2 usable land sales) available in area 29 making it problematic to develop adjustments to previous land based on land sales alone. As a result, a market adjustment for land was derived based on the total percent change from the improved valuation change summary. This resulted in an overall 6% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.068, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1001 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in the plats CHELMSFORD, EASTRIDGE #2, and ROSEWOOD PL. were at a higher assessment level than other properties in the area and require less of an adjustment than the overall. Improvements located in the EMERALD CT plat were at a higher assessment level and required a downward adjustment. Improvements located in the plats MISTY MEADOWS #3 and PARK ORCHARD #4 had a lower assessment level and required an upward adjustment.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9319359 + 4.686409E -02 * \text{CHELMSFORD} + 4.626409E -02 * \text{EASTRIDGE\#2} + .1143974 * \text{EMERALD CT} - 8.850734E -02 * \text{MISTY MEADOW\#3} - 4.288591E -02 * \text{PARK ORCHARD\#4} + 6.116409E -02 * \text{ROSEWOOD PL}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.068)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, The new land value is used, but there is no change to the previous improvement value (2005 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*Residential properties existing on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample 2005 Total Value = (2004 Total Value * 1.068).

Mobile Home Update

There were 26 usable mobile home sales available for analysis. The overall average adjustment as indicated by the sales sample of improved properties was found to be appropriate for the mobile homes as well. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.068, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 29 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.30%

CHELMSFORD	
Major 154170	Yes
% Adjustment	-5.14%
EASTRIDGE # 2	
Major 221221	Yes
% Adjustment	-5.07%
EMERALD CT	
Major 232974	Yes
% Adjustment	-11.73%
MISTY	
MEADOW #3	Yes
Major 556172	
% Adjustment	11.26%
PARK	
ORCHARD #4	Yes
Major 664870	
% Adjustment	5.18%
ROSEWOOD PL	
Major 743720	Yes
% Adjustment	-6.61%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in the plat of *Chelmsford* (154170) would *approximately* receive a 2.16% upward adjustment (7.30% overall -5.14%). This adjustment would apply to 31 parcels

A parcel in the plat of *Eastridge #2* (221221) would receive an approximate 1.60% upward adjustment (7.30% overall - 5.07%). This adjustment would apply to 91 parcels.

A parcel in the plat of *Emerald CT.* (232974) would receive an approx. 4.43 downward adjustment (7.30% overall -11.73%). This adjustment would apply to 11 parcels.

A parcel in the plat of *Misty Meadows #3* (556172) would receive an approx. 18.56% upward adjustment (7.30% overall + 11.26%). This adjustment would apply to 52 parcels.

A parcel in the plat of *Park Orchard #4* (664870) would receive an approx. 12.48% upward adjustment (7.30% + 5.18%). This adjustment would apply to 188 parcels.

A parcel in the plat of *Rosewood Pl.* (743720) would receive an approx. 0.69% upward adjustment (7.30% overall -6.61%). This adjustment would apply to 12 parcels.

94.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 29 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
154170	CHELMSFORD	29	31	93.5%	SW-16-22-5	2	7	2003 thru 2004	SE 240TH St and 116th Ave SE
221221	EASTRIDGE DIV. 2	20	91	21.9%	NE-17-22-5	2	7	1979 thru 1980	SE 240TH St and 1116th Ave SE
232974	EMERALD CT	9	11	81.8%	NW-16-22-5	2	8	2003	SE 208TH ST and 116TH AVE SE
556172	MISTY MEADOW DIV. 3	7	52	13.4%	NE-16-22-5	2	7-8	1980 thru 1988	SE 240 TH ST and 132 ND AVE
664870	PARK ORCHARD DIV. 4	19	188	10.1%	SE-17-22-5	2	7-8	1963-1974	SE 204 TH ST and 104 th AVE SE
743720	ROSEWOOD PL	10	12	83.3%	NE-08-22-5	2	7	2003thru 2004	SE 208 TH ST and 116 th AVE SE

Area 29 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	32	0.900	0.963	7.0%	0.931	0.995
7	699	0.927	0.990	6.8%	0.984	0.996
8	235	0.936	0.999	6.7%	0.988	1.010
9	32	0.914	0.979	7.1%	0.948	1.009
10	3	0.866	0.929	7.2%	0.627	1.230
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1950	9	0.883	0.946	7.1%	0.787	1.105
1951-1960	20	0.865	0.926	7.1%	0.879	0.974
1961-1970	164	0.906	0.975	7.6%	0.960	0.991
1971-1980	262	0.922	0.986	6.9%	0.976	0.996
1981-1990	262	0.930	0.997	7.2%	0.988	1.006
1991-2000	165	0.937	1.003	7.1%	0.990	1.016
>2000	119	0.957	1.001	4.5%	0.992	1.010
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	2	0.830	0.889	7.1%	0.785	0.993
Average	862	0.930	0.992	6.7%	0.987	0.998
Good	130	0.921	0.990	7.5%	0.974	1.007
Very Good	7	0.833	0.892	7.1%	0.790	0.994
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	624	0.920	0.986	7.2%	0.979	0.992
1.5	15	0.883	0.949	7.5%	0.893	1.006
2	362	0.941	1.000	6.2%	0.992	1.008

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Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	101	0.930	0.989	6.3%	0.971	1.007
1001-1500	445	0.924	0.992	7.3%	0.984	0.999
1501-2000	225	0.934	0.992	6.2%	0.980	1.003
2001-2500	155	0.926	0.989	6.8%	0.977	1.001
2501-3000	63	0.939	0.999	6.3%	0.982	1.015
3001-4000	12	0.903	0.968	7.2%	0.924	1.012
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	999	0.928	0.991	6.8%	0.986	0.996
Y	2	0.850	0.911	7.2%	-0.497	2.319
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	999	0.928	0.991	6.8%	0.986	0.996
Y	2	1.001	1.073	7.2%	-1.531	3.678
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	1001	0.928	0.991	6.8%	0.986	0.996
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5000	75	0.946	1.002	6.0%	0.987	1.017
5001-12000	849	0.933	0.997	6.8%	0.992	1.002
12001-30000	48	0.875	0.937	7.1%	0.900	0.974
>30000	29	0.853	0.914	7.1%	0.862	0.966

Area 29 Annual Update Ratio Confidence Intervals

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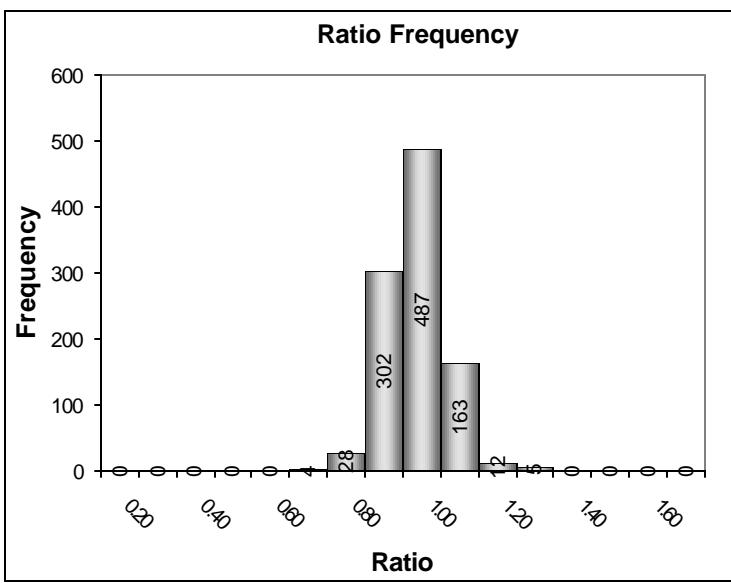
It is difficult to draw valid conclusions when the sales count is low.

Chelmsford Major 154170		Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	971	0.926	0.991	7.0%	0.986	0.996	
Y	30	0.976	0.996	2.0%	0.975	1.016	
Eastridge Div. 2 Major 221221		Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	981	0.927	0.991	6.9%	0.986	0.996	
Y	20	0.974	0.993	2.0%	0.963	1.024	
Emerald Ct. Major 232974		Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	992	0.927	0.991	6.9%	0.986	0.996	
Y	9	1.045	0.997	-4.6%	0.960	1.034	
Misty Meadow # 3 Major 556172		Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	994	0.929	0.991	6.7%	0.986	0.996	
Y	7	0.841	0.995	18.4%	0.940	1.051	
Park Orchard #4 Major 664870		Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	981	0.929	0.991	6.7%	0.986	0.996	
Y	20	0.885	0.992	12.2%	0.956	1.029	
Rosewood PI Major 743720		Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	991	0.927	0.991	6.9%	0.986	0.996	
Y	10	0.993	0.997	0.4%	0.985	1.009	

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW / Team -3	Lien Date: 01/01/2004	Date of Report: 1/26/2005	Sales Dates: 1/2003 - 12/17/2004
Area Kentridge	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1001		
Mean Assessed Value	227,400		
Mean Sales Price	245,000		
Standard Deviation AV	43,685		
Standard Deviation SP	52,609		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.934		
Median Ratio	0.933		
Weighted Mean Ratio	0.928		
UNIFORMITY			
Lowest ratio	0.627		
Highest ratio:	1.273		
Coefficient of Dispersion	6.64%		
Standard Deviation	0.080		
Coefficient of Variation	8.52%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.926		
Upper limit	0.941		
95% Confidence: Mean			
Lower limit	0.929		
Upper limit	0.939		
SAMPLE SIZE EVALUATION			
N (population size)	6915		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.080		
Recommended minimum:	10		
Actual sample size:	1001		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	508		
# ratios above mean:	493		
Z:	0.474		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



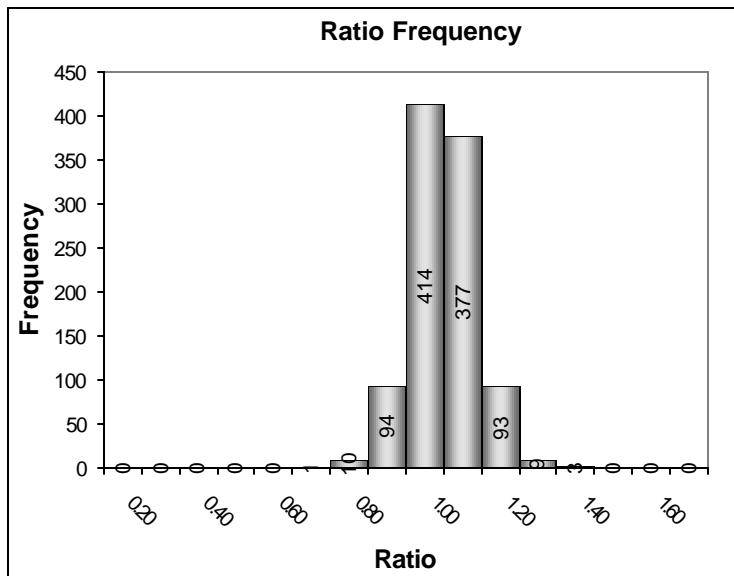
COMMENTS:

1 to 3 Unit Residences throughout area 29

Annual Update Ratio Study Report (After)

2005 Assessments

SW / Team -3	Lien Date: 01/01/2005	Date of Report: 1/26/2005	Sales Dates: 1/2003 - 12/17/2004
Area Kentridge	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1001		
Mean Assessed Value	242,800		
Mean Sales Price	245,000		
Standard Deviation AV	46,574		
Standard Deviation SP	52,609		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.672		
Highest ratio:	1.361		
Coefficient of Dispersion	6.40%		
Standard Deviation	0.083		
Coefficient of Variation	8.30%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.991		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6915		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.083		
Recommended minimum:	11		
Actual sample size:	1001		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	509		
# ratios above mean:	492		
Z:	0.537		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 29

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	042205	9021	10/1/04	\$124,950	720	0	4	1913	4	72745	N	Y	20247 117TH AV SE
002	042205	9010	4/17/03	\$186,950	1180	0	5	1947	5	17640	N	N	12116 SE 208TH ST
002	873173	0410	8/23/03	\$164,500	770	0	6	1970	3	7326	N	N	12753 SE 237TH PL
002	662340	0140	8/29/03	\$265,000	770	0	6	1949	4	98445	N	N	11061 SE 192ND ST
002	873173	0320	7/27/04	\$150,000	770	0	6	1970	3	6600	N	N	23608 128TH AV SE
002	802570	0140	4/1/03	\$155,000	780	0	6	1969	4	10710	N	N	10954 SE 225TH ST
002	802570	0340	7/28/04	\$180,500	880	0	6	1976	3	10476	N	N	11113 SE 225TH CT
002	802570	0310	5/5/04	\$175,000	880	0	6	1976	3	6864	N	N	11035 SE 225TH ST
002	802570	0360	5/19/04	\$174,000	880	0	6	1976	3	6386	N	N	11104 SE 225TH CT
002	802570	0810	5/25/04	\$174,950	910	0	6	1976	3	7200	N	N	11030 SE 224TH PL
002	802570	0720	9/10/03	\$169,950	910	0	6	1976	3	9180	N	N	22402 111TH AV SE
002	802570	0300	5/18/04	\$174,950	940	0	6	1976	3	5670	N	N	11033 SE 225TH ST
002	802570	0320	10/27/03	\$169,950	940	0	6	1976	3	8019	N	N	11105 SE 225TH ST
002	802570	0820	9/20/04	\$192,843	950	0	6	1976	3	5600	N	N	11028 SE 224TH PL
002	802570	0350	8/24/04	\$177,950	950	0	6	1976	3	8000	N	N	11112 SE 225TH CT
002	802570	0930	11/20/03	\$172,500	950	0	6	1976	3	7344	N	N	11024 SE 225TH ST
002	802570	0740	11/12/03	\$169,950	950	0	6	1976	3	9900	N	N	11109 SE 224TH PL
002	802570	0770	6/2/03	\$160,000	950	0	6	1976	3	9900	N	N	11108 SE 224TH PL
002	052205	9337	12/1/04	\$160,000	950	0	6	1932	4	34400	N	N	11243 SE 204TH ST
002	802570	0030	4/5/04	\$177,450	960	0	6	1976	3	8748	N	N	10958 SE 224TH PL
002	802570	0760	5/18/04	\$180,000	970	0	6	1976	3	8000	N	N	11112 SE 224TH PL
002	802570	0920	2/3/04	\$178,000	970	0	6	1976	3	7344	N	N	11030 SE 225TH ST
002	802570	0730	6/19/03	\$172,000	970	0	6	1976	3	5750	N	N	11103 SE 224TH PL
002	873173	0370	2/19/03	\$168,950	1100	0	6	1970	3	7280	N	N	23623 128TH AV SE
002	802570	0010	12/9/03	\$195,000	1170	0	6	1976	3	8730	N	N	22325 110TH PL SE
002	802570	0250	3/24/04	\$187,950	1170	0	6	1976	3	5670	N	N	11013 SE 225TH ST
002	802570	0240	11/21/03	\$187,850	1170	0	6	1976	3	6864	N	N	11009 SE 225TH ST
002	802570	0830	1/16/04	\$187,950	1180	0	6	1976	3	6699	N	N	22330 110TH PL SE
002	802570	0840	10/10/03	\$185,000	1210	0	6	1976	3	7200	N	N	22324 110TH PL SE
002	802570	0190	6/23/03	\$187,000	1220	0	6	1969	4	6930	N	N	10967 SE 225TH ST

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	802570	0060	4/4/03	\$180,000	1370	0	6	1973	3	8160	N	N	10951 SE 224TH PL
002	032205	9234	4/12/04	\$229,000	1940	0	6	1945	5	19200	N	N	14036 SE 200TH ST
002	440600	0180	3/19/04	\$184,950	770	500	7	1969	4	9998	N	N	19421 141ST AV SE
002	941270	0230	5/7/04	\$244,995	860	720	7	1970	3	7644	N	N	23134 135TH AV SE
002	287300	0080	3/28/03	\$180,000	860	0	7	1969	3	7210	N	N	13028 SE 204TH PL
002	287300	0750	10/13/03	\$177,000	860	0	7	1969	4	7210	N	N	20411 131ST PL SE
002	338800	0470	3/25/04	\$162,500	860	0	7	1962	3	8050	N	N	22826 110TH AV SE
002	052205	9211	4/2/03	\$171,500	880	0	7	1962	4	21600	N	N	11244 SE 204TH ST
002	338780	0630	10/15/04	\$191,000	900	0	7	1960	3	7350	N	N	10503 SE 232ND ST
002	176130	0520	3/3/04	\$224,900	910	600	7	1975	3	9672	N	N	12553 SE 230TH ST
002	664825	0060	4/23/04	\$222,950	910	660	7	1979	3	8400	N	N	11317 SE 228TH PL
002	546670	0140	10/6/04	\$228,000	910	800	7	1975	3	7200	N	N	22801 126TH PL SE
002	176130	0400	5/21/03	\$206,000	910	600	7	1975	3	7200	N	N	23008 125TH AV SE
002	176130	0230	9/9/03	\$209,450	910	800	7	1975	4	8400	N	N	12545 SE 232ND ST
002	664825	0160	7/1/03	\$198,000	910	640	7	1979	3	6640	N	N	11208 SE 228TH PL
002	664825	0090	9/10/03	\$196,000	910	660	7	1979	3	7000	N	N	11314 SE 228TH PL
002	176130	0850	5/12/03	\$197,000	910	800	7	1975	4	7200	N	N	22816 126TH AV SE
002	440600	0280	4/22/03	\$151,000	910	0	7	1970	4	9531	N	N	19364 142ND PL SE
002	367100	0060	8/20/04	\$238,925	920	480	7	1981	3	8494	N	N	20925 127TH PL SE
002	221221	0860	9/10/04	\$217,500	920	480	7	1979	3	7560	N	N	23107 112TH PL SE
002	367100	0060	9/12/03	\$218,000	920	480	7	1981	3	8494	N	N	20925 127TH PL SE
002	221221	0540	6/30/04	\$208,950	920	480	7	1980	3	7480	N	N	22919 112TH PL SE
002	221221	0570	6/16/03	\$215,000	920	480	7	1980	4	7200	N	N	22914 112TH PL SE
002	221221	0440	1/29/03	\$205,950	920	480	7	1980	3	7700	N	N	11416 SE 229TH PL
002	512695	0280	8/9/04	\$236,000	920	860	7	1981	3	9680	N	N	11735 SE 225TH CT
002	512695	0190	3/15/04	\$189,500	920	0	7	1981	3	10500	N	N	11710 SE 225TH CT
002	512695	0170	5/19/04	\$192,000	920	400	7	1981	3	9800	N	N	11716 SE 225TH CT
002	221221	0800	10/26/04	\$194,300	920	480	7	1979	3	8075	N	N	23010 112TH PL SE
002	221221	0800	6/23/03	\$182,500	920	480	7	1979	3	8075	N	N	23010 112TH PL SE
002	135460	0090	4/21/03	\$170,000	920	0	7	1984	3	8068	N	N	21422 114TH PL SE
002	221221	0840	3/22/04	\$180,000	920	480	7	1979	3	7500	N	N	23011 112TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	512695	0500	11/21/03	\$175,500	920	480	7	1980	4	7350	N	N	22625 120TH AV SE
002	073810	0130	10/19/04	\$216,000	940	0	7	1968	3	8459	N	N	10509 SE 237TH ST
002	278746	0490	8/19/04	\$232,450	940	510	7	1982	3	10414	N	N	22016 123RD AV SE
002	278746	0130	9/17/03	\$224,950	940	500	7	1982	3	8418	N	N	22119 123RD AV SE
002	873173	0490	12/3/04	\$195,000	940	0	7	1969	3	8442	N	N	12917 SE 237TH PL
002	278746	0280	9/29/03	\$214,000	940	500	7	1982	3	8633	N	N	12303 SE 221ST ST
002	176130	0120	5/25/04	\$205,000	940	630	7	1970	3	10920	N	N	23115 125TH AV SE
002	367100	0070	6/11/04	\$208,000	940	440	7	1981	3	10589	N	N	12638 SE 210TH CT
002	278746	0320	2/27/03	\$199,900	940	0	7	1982	3	8454	N	N	12331 SE 221ST ST
002	512695	0080	4/17/03	\$196,000	940	480	7	1981	4	8640	N	N	11637 SE 225TH ST
002	512695	0310	9/9/03	\$176,500	940	480	7	1981	3	8640	N	N	22603 119TH AV SE
002	440600	0150	7/25/03	\$209,950	950	500	7	1969	3	9732	N	N	14040 SE 194TH ST
002	042205	9068	10/29/04	\$292,450	950	0	7	1983	3	88862	N	Y	11708 SE 208TH ST
002	664825	0030	1/27/03	\$185,000	950	420	7	1979	4	7920	N	N	11305 SE 228TH PL
002	073980	0080	7/21/03	\$219,500	960	570	7	1983	3	7201	N	N	11009 SE 220TH PL
002	889250	0030	4/27/04	\$212,000	970	0	7	1964	5	9975	N	N	22315 115TH PL SE
002	278732	0570	4/16/03	\$234,000	970	640	7	1980	3	8008	N	N	12643 SE 214TH ST
002	802570	0590	9/24/04	\$199,950	970	0	7	1970	4	7275	N	N	11420 SE 225TH ST
002	774870	0340	11/23/04	\$195,000	980	0	7	1973	3	8400	N	N	12524 SE 202ND PL
002	774870	0350	11/23/04	\$195,000	980	0	7	1973	3	8400	N	N	12514 SE 202ND PL
002	774870	0320	9/23/04	\$198,400	980	0	7	1973	4	8400	N	N	12602 SE 202ND PL
002	512695	0160	10/4/04	\$227,400	980	450	7	1981	3	10200	N	N	11720 SE 225TH CT
002	774870	0330	11/23/04	\$185,000	980	0	7	1973	3	8400	N	N	12528 SE 202ND PL
002	795508	0170	4/30/04	\$210,000	980	0	7	1982	3	8523	N	N	19618 138TH AV SE
002	221221	0550	6/23/04	\$231,000	980	630	7	1980	3	7200	N	N	22925 112TH PL SE
002	512695	0030	10/13/04	\$219,880	980	450	7	1981	3	7500	N	N	11609 SE 225TH ST
002	512695	0090	11/18/04	\$224,000	980	680	7	1981	3	8160	N	N	11701 SE 225TH ST
002	367100	0200	6/7/04	\$224,950	980	450	7	1981	3	9600	N	N	12629 SE 211TH ST
002	512695	0420	8/30/04	\$219,000	980	450	7	1980	3	7900	N	N	22614 119TH AV SE
002	512695	0650	3/10/04	\$217,500	980	460	7	1981	3	8400	N	N	11626 SE 225TH ST
002	367100	0240	8/9/04	\$220,000	980	450	7	1981	3	9600	N	N	21123 127TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	221221	0490	10/14/03	\$214,900	980	630	7	1980	3	6882	N	N	28812 114TH WY SE
002	221221	0260	3/11/04	\$205,000	980	450	7	1979	3	7161	N	N	11415 SE 230TH PL
002	221221	0480	6/22/04	\$205,000	980	450	7	1980	3	7805	N	N	22818 114TH WY SE
002	221221	0070	8/28/03	\$195,500	980	310	7	1979	3	7200	N	N	23113 116TH AV SE
002	512695	0470	9/23/04	\$206,000	980	400	7	1980	4	7875	N	N	11911 SE 226TH ST
002	221221	0740	2/20/03	\$194,000	980	480	7	1980	3	8250	N	N	11220 SE 232ND ST
002	432455	0040	7/8/04	\$192,000	990	0	7	1976	3	6512	N	N	12901 SE 202ND PL
002	338790	0100	10/3/03	\$182,000	990	0	7	1960	3	8400	N	N	10576 SE 228TH ST
002	338790	0070	5/3/04	\$180,000	990	0	7	1960	3	7700	N	N	10556 SE 228TH ST
002	338780	0440	6/27/03	\$167,000	990	0	7	1959	3	7370	N	N	22929 106TH PL SE
002	432455	0090	3/25/04	\$159,500	990	0	7	1976	3	6866	N	N	20118 130TH AV SE
002	176130	0510	6/8/04	\$214,950	1000	0	7	1975	3	8262	N	N	12550 SE 230TH ST
002	176130	0810	8/8/04	\$214,950	1000	0	7	1975	4	7200	N	N	23004 126TH AV SE
002	802570	0580	12/16/04	\$200,000	1000	0	7	1970	3	7275	N	N	11428 SE 225TH ST
002	287300	0540	10/14/03	\$219,000	1000	580	7	1974	3	7210	N	N	20420 131ST PL SE
002	073980	0070	7/29/03	\$212,000	1000	440	7	1983	3	7741	N	N	11001 SE 220TH PL
002	176130	0780	6/23/03	\$182,450	1000	0	7	1975	4	7200	N	N	23104 126TH AV SE
002	941270	0210	3/27/03	\$165,000	1000	0	7	1969	3	10302	N	N	23302 135TH AV SE
002	311080	0120	3/29/04	\$143,700	1000	410	7	1969	3	10400	N	N	12040 SE 209TH ST
002	176130	0140	11/4/04	\$215,000	1010	0	7	1970	3	12733	N	N	23205 125TH AV SE
002	664870	0670	7/7/04	\$232,000	1010	500	7	1962	4	10483	N	N	23604 106TH AV SE
002	664870	0520	6/3/04	\$228,000	1010	520	7	1962	4	9225	N	N	10538 SE 235TH ST
002	338800	0860	2/23/04	\$215,000	1010	500	7	1962	3	7000	N	N	23114 110TH AV SE
002	664870	0570	9/12/03	\$210,000	1010	410	7	1962	3	8346	N	N	10415 SE 235TH ST
002	338800	0710	2/26/03	\$184,000	1010	0	7	1962	3	8330	N	N	10845 SE 231ST ST
002	278746	0260	6/10/03	\$202,500	1010	260	7	1982	3	7205	N	N	22128 123RD AV SE
002	664870	1290	6/22/04	\$200,000	1010	0	7	1963	3	8342	N	N	10816 SE 235TH ST
002	221221	0850	5/15/03	\$184,203	1010	0	7	1979	3	7560	N	N	23101 112TH PL SE
002	221221	0040	8/26/03	\$177,000	1010	0	7	1979	3	7200	N	N	23019 116TH AV SE
002	338800	0430	10/1/04	\$252,000	1020	1020	7	1961	3	14448	N	N	10848 SE 228TH ST
002	873173	0270	3/18/04	\$214,000	1020	460	7	1976	3	10005	N	N	12806 SE 237TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	279610	0130	7/31/03	\$176,500	1020	0	7	1978	4	7350	N	N	12224 SE 217TH ST
002	176130	0010	6/16/04	\$237,500	1030	680	7	1975	3	10010	N	N	22803 125TH AV SE
002	873173	0300	3/17/04	\$197,500	1030	0	7	1976	3	6600	N	N	23620 128TH AV SE
002	546670	0370	1/22/03	\$190,000	1030	680	7	1975	3	7770	N	N	22912 126TH PL SE
002	546670	0110	10/10/03	\$182,000	1030	680	7	1975	4	7200	N	N	22713 126TH PL SE
002	176130	0290	10/14/04	\$255,000	1040	680	7	1975	3	6510	N	N	23125 126TH AV SE
002	289300	0140	7/28/04	\$230,000	1040	530	7	1977	3	5400	N	N	12060 SE 213TH CT
002	873173	0280	9/22/04	\$208,850	1040	400	7	1976	4	6600	N	N	23632 128TH AV SE
002	289300	0380	4/28/03	\$204,000	1040	510	7	1974	3	7200	N	N	12014 SE 213TH ST
002	052205	9264	10/10/03	\$194,500	1050	0	7	1963	3	8400	N	N	11234 SE 204TH ST
002	664870	1780	2/27/04	\$219,950	1050	550	7	1966	4	9520	N	N	23220 110TH PL SE
002	774870	0300	4/14/04	\$184,950	1050	0	7	1974	3	8400	N	N	12616 SE 202ND PL
002	082205	9089	6/16/03	\$198,500	1050	360	7	1976	3	7840	N	N	10824 SE 217TH ST
002	645700	0340	9/3/03	\$196,500	1050	0	7	1965	3	7946	N	N	10508 SE 226TH ST
002	278730	0640	7/27/04	\$226,000	1050	950	7	1969	3	7189	N	N	20824 125TH AV SE
002	645700	0290	4/8/03	\$183,000	1050	970	7	1965	3	8260	N	N	10544 SE 226TH ST
002	176130	0830	7/26/04	\$215,000	1050	680	7	1975	4	7474	N	N	22910 126TH AV SE
002	774870	0190	10/25/04	\$212,200	1060	0	7	1973	4	8564	N	N	12553 SE 203RD PL
002	287300	0350	11/21/03	\$187,000	1060	0	7	1968	4	10027	N	N	13028 SE 207TH PL
002	774870	0580	2/12/03	\$183,000	1060	0	7	1973	3	8400	N	N	12520 SE 203RD PL
002	774870	0390	4/4/03	\$168,500	1060	0	7	1973	3	8400	N	N	12432 SE 202ND PL
002	287300	0290	12/16/03	\$165,000	1060	0	7	1968	4	7462	N	N	20701 130TH AV SE
002	774870	0400	10/15/03	\$159,475	1060	0	7	1973	3	8400	N	N	12424 SE 202ND PL
002	541980	0310	6/7/03	\$226,550	1070	700	7	1981	3	8004	N	N	22337 122ND AV SE
002	701690	0070	6/11/03	\$209,000	1070	260	7	1985	4	10103	N	N	13630 SE 231ST ST
002	541980	0560	7/18/03	\$181,750	1070	0	7	1981	3	7384	N	N	12226 SE 223RD DR
002	541980	0700	3/21/03	\$177,000	1070	0	7	1981	3	8640	N	N	12116 SE 223RD DR
002	278731	0410	8/23/04	\$245,000	1080	530	7	1974	3	7440	N	N	12358 SE 213TH ST
002	279610	0180	12/31/03	\$237,000	1080	720	7	1978	3	9600	N	N	21701 122ND PL SE
002	795508	0400	11/29/04	\$246,950	1080	440	7	1981	3	7202	N	N	19811 138TH AV SE
002	746142	0130	9/27/04	\$241,200	1080	480	7	1979	4	7950	N	N	14602 SE 198TH ST

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	0510	8/26/04	\$235,500	1080	340	7	1981	3	7500	N	N	12323 SE 223RD DR
002	278730	0200	11/2/04	\$234,950	1080	720	7	1975	3	7700	N	N	21120 124TH AV SE
002	278732	0710	12/16/04	\$221,271	1080	740	7	1980	3	7416	N	N	12637 SE 215TH ST
002	746142	0220	2/24/04	\$236,000	1080	330	7	1979	4	9074	N	N	19520 145TH AV SE
002	746142	0070	11/7/03	\$239,000	1080	720	7	1979	4	7700	N	N	19719 147TH AV SE
002	073950	0220	7/10/03	\$199,000	1080	500	7	1962	3	8760	N	N	21214 109TH AV SE
002	278731	0340	11/12/03	\$216,500	1080	530	7	1974	3	7215	N	N	21318 122ND PL SE
002	135500	0230	2/20/03	\$187,000	1080	0	7	1970	3	7210	N	N	21009 121ST PL SE
002	746142	0050	3/3/03	\$217,900	1080	480	7	1979	3	7610	N	N	19712 147TH AV SE
002	541980	0580	5/12/04	\$219,000	1080	380	7	1981	3	9576	N	N	12218 SE 223RD DR
002	795508	0300	6/17/03	\$213,000	1080	440	7	1981	3	8720	N	N	19609 138TH AV SE
002	746142	0130	5/6/03	\$215,000	1080	480	7	1979	4	7950	N	N	14602 SE 198TH ST
002	746142	0240	9/25/03	\$217,900	1080	330	7	1979	4	6820	N	N	19527 145TH AV SE
002	279610	0320	8/20/03	\$200,000	1080	740	7	1979	3	7350	N	N	12226 SE 217TH PL
002	541980	0160	3/20/03	\$199,000	1080	340	7	1981	3	7056	N	N	12013 SE 223RD DR
002	802570	0640	1/14/04	\$185,000	1080	530	7	1976	3	7275	N	N	11230 SE 225TH ST
002	338800	0320	9/10/04	\$207,500	1090	0	7	1961	4	8500	N	N	22809 110TH AV SE
002	664870	0960	4/13/04	\$202,950	1090	0	7	1963	4	7883	N	N	10602 SE 236TH ST
002	546670	0460	8/17/04	\$238,680	1090	560	7	1977	3	7350	N	N	22716 126TH PL SE
002	664870	0990	3/17/04	\$201,990	1090	0	7	1963	4	7288	N	N	23330 108TH AV SE
002	894417	0020	12/12/03	\$240,000	1090	750	7	1978	3	6760	N	N	11609 SE 210TH PL
002	338780	0700	11/18/04	\$216,000	1090	380	7	1960	3	8420	N	N	22941 105TH AV SE
002	279610	0670	10/11/04	\$199,950	1090	0	7	1979	3	8000	N	N	21821 123RD PL SE
002	278731	0910	6/2/03	\$227,900	1090	550	7	1976	3	7480	N	N	21218 124TH AV SE
002	338800	0580	3/19/03	\$186,000	1090	0	7	1961	3	7524	N	N	23002 107TH PL SE
002	802570	0420	9/13/04	\$214,950	1090	390	7	1976	3	7350	N	N	11123 SE 225TH ST
002	278731	0880	1/29/03	\$222,500	1090	650	7	1975	3	7700	N	N	21314 124TH AV SE
002	746142	0170	2/9/04	\$203,000	1090	0	7	1979	3	7993	N	N	19608 145TH AV SE
002	279610	0050	7/15/03	\$188,350	1090	0	7	1978	3	7350	N	N	12221 SE 216TH ST
002	802570	0630	6/9/04	\$214,000	1090	750	7	1976	3	7275	N	N	11238 SE 225TH ST
002	546670	0450	6/25/04	\$214,500	1090	770	7	1977	4	7350	N	N	22724 126TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	746142	0820	7/30/03	\$189,500	1090	0	7	1979	3	7517	N	N	14517 SE 198TH ST
002	541980	1020	8/6/03	\$208,000	1090	530	7	1984	3	8400	N	N	11912 SE 222ND PL
002	774870	0070	11/22/04	\$230,050	1100	0	7	1975	3	8539	N	N	20215 125TH PL SE
002	278732	0370	6/25/04	\$248,000	1100	750	7	1980	3	6804	N	N	12621 SE 213TH ST
002	278732	0360	8/24/04	\$237,000	1100	750	7	1980	3	7140	N	N	12615 SE 213TH ST
002	432420	0050	7/28/04	\$220,000	1100	550	7	1970	3	10024	N	N	12507 SE 201ST PL
002	221220	0010	7/15/04	\$225,950	1100	550	7	1976	4	7700	N	N	11522 SE 233RD ST
002	541980	0680	11/15/04	\$210,000	1100	0	7	1981	3	8058	N	N	22225 122ND AV SE
002	278732	0510	7/14/04	\$224,000	1100	770	7	1980	3	9856	N	N	12611 SE 214TH ST
002	278732	0170	7/23/04	\$229,000	1100	420	7	1981	3	7676	N	N	12614 SE 212TH PL
002	278732	0260	12/5/03	\$197,000	1100	0	7	1981	3	9430	N	N	21221 127TH PL SE
002	774870	0540	8/31/04	\$206,500	1100	570	7	1975	3	8016	N	N	12548 SE 203RD PL
002	512695	0130	5/10/04	\$195,000	1100	0	7	1981	3	8400	N	N	11733 SE 225TH ST
002	512695	0260	8/20/03	\$189,950	1100	0	7	1981	3	8625	N	N	11727 SE 225TH CT
002	221221	0510	8/25/03	\$172,500	1100	0	7	1980	3	7560	N	N	22901 112TH PL SE
002	073800	0260	5/4/04	\$213,900	1110	0	7	1966	3	6405	N	N	10711 SE 236TH PL
002	664870	0480	5/3/04	\$209,000	1110	0	7	1962	3	10051	N	N	23320 106TH AV SE
002	289300	0660	7/26/04	\$247,000	1110	770	7	1977	3	8370	N	N	12053 SE 214TH ST
002	278731	0710	10/23/03	\$232,500	1110	530	7	1974	3	8800	N	N	21553 123RD AV SE
002	135500	0340	3/25/03	\$176,500	1110	0	7	1971	3	7480	N	N	21010 121ST PL SE
002	941270	0040	12/12/03	\$205,000	1110	820	7	1974	3	7622	N	N	13225 SE 233RD ST
002	670040	0160	4/21/03	\$184,500	1110	0	7	1991	3	6841	N	N	22121 112TH PL SE
002	889250	0060	9/21/04	\$205,000	1120	0	7	1964	3	9628	N	N	22304 114TH PL SE
002	287300	0790	9/1/04	\$205,000	1120	0	7	1974	3	7210	N	N	20439 131ST PL SE
002	432455	0190	9/24/03	\$187,500	1120	0	7	1969	4	7911	N	N	12806 SE 201ST ST
002	221220	0270	3/23/04	\$241,000	1130	600	7	1976	3	6900	N	N	11503 SE 234TH PL
002	289300	0620	9/17/04	\$250,000	1130	820	7	1975	3	8978	N	N	12046 SE 214TH ST
002	541980	1070	10/29/04	\$239,950	1130	530	7	1984	3	7700	N	N	11929 SE 222ND PL
002	154170	0290	8/13/04	\$219,950	1130	1000	7	1963	3	7945	N	N	23434 116TH AV SE
002	701690	0030	8/6/03	\$225,000	1130	290	7	1984	3	7704	N	N	13615 SE 231ST ST
002	278746	0400	4/22/04	\$215,000	1130	460	7	1983	3	8153	N	N	12336 SE 221ST ST

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Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	0890	9/24/03	\$215,050	1130	460	7	1984	3	7140	N	N	12023 SE 222ND PL
002	221220	0270	8/20/03	\$177,000	1130	600	7	1976	3	6900	N	N	11503 SE 234TH PL
002	222100	0130	10/20/03	\$230,499	1140	450	7	1975	3	10464	N	N	19331 140TH PL SE
002	186310	0010	7/16/04	\$240,000	1140	790	7	1978	3	11508	N	N	11601 SE 218TH PL
002	278732	0450	10/13/03	\$203,000	1140	0	7	1980	3	10336	N	N	12626 SE 214TH ST
002	186291	0330	11/23/03	\$211,000	1140	0	7	1992	3	6975	N	N	21634 118TH PL SE
002	278731	1440	6/14/04	\$225,000	1140	530	7	1974	3	8160	N	N	21230 125TH AV SE
002	186290	0660	10/3/03	\$200,000	1140	0	7	1991	3	7078	N	N	11812 SE 219TH PL
002	186290	0710	12/10/03	\$199,500	1140	0	7	1991	3	7078	N	N	11702 SE 219TH PL
002	432421	0100	4/28/03	\$205,000	1140	650	7	1989	3	12498	N	N	12625 SE 201ST PL
002	675230	0060	3/20/03	\$189,900	1150	0	7	1983	3	9729	N	N	14543 SE 196TH PL
002	259230	0160	3/23/04	\$227,950	1150	340	7	1985	3	8332	N	N	13704 SE 202ND PL
002	541980	1140	3/5/03	\$179,950	1150	0	7	1984	3	8880	N	N	11822 SE 223RD DR
002	221221	0130	3/6/03	\$169,950	1150	0	7	1979	3	7374	N	N	23206 115TH AV SE
002	896020	0600	7/27/04	\$250,480	1160	520	7	1975	3	10033	N	N	12232 SE 200TH ST
002	374700	0050	12/9/04	\$253,000	1160	320	7	1990	3	7315	N	N	23221 112TH PL SE
002	279610	0160	9/20/04	\$247,000	1160	800	7	1978	4	7560	N	N	12206 SE 217TH ST
002	073810	0190	4/27/04	\$200,100	1160	0	7	1968	3	7201	N	N	10621 SE 237TH ST
002	894417	0160	11/30/04	\$237,000	1160	840	7	1978	3	8385	N	N	11915 SE 210TH PL
002	795508	0360	4/22/04	\$232,000	1160	490	7	1981	3	7202	N	N	19713 138TH AV SE
002	664870	1660	9/15/03	\$211,000	1160	570	7	1967	3	8964	N	N	23515 110TH PL SE
002	664870	1120	2/25/03	\$209,000	1160	620	7	1967	4	8137	N	N	23228 108TH AV SE
002	511500	0110	8/19/04	\$185,000	1160	0	7	1984	3	8641	N	N	11415 SE 229TH ST
002	245950	0170	5/18/04	\$242,000	1170	420	7	1985	3	10634	N	N	19532 135TH AV SE
002	278730	0070	11/25/03	\$209,500	1170	460	7	1968	3	9025	N	N	12315 SE 209TH ST
002	245950	0020	10/16/03	\$216,000	1170	420	7	1985	3	12254	N	N	19218 135TH AV SE
002	278730	0630	7/23/03	\$199,000	1170	460	7	1969	3	7140	N	N	20830 125TH AV SE
002	092205	9069	11/8/04	\$255,000	1180	0	7	1953	3	21800	N	N	12435 SE 208TH ST
002	896020	0340	9/17/04	\$224,000	1180	0	7	1968	3	8471	N	N	19614 122ND PL SE
002	664870	0210	6/28/04	\$237,100	1180	460	7	1967	3	8207	N	N	10538 SE 233RD PL
002	896030	0110	7/20/04	\$223,000	1180	0	7	1969	4	9345	N	N	19463 122ND PL SE

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Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	102205	9188	7/28/04	\$262,000	1180	280	7	1985	3	11200	N	N	21048 132ND AV SE
002	073980	0230	9/27/04	\$269,950	1180	630	7	1984	3	7383	N	N	11020 SE 220TH PL
002	221220	0470	5/3/04	\$234,000	1180	600	7	1976	3	7176	N	N	23231 114TH WY SE
002	278731	0290	10/13/04	\$247,400	1180	800	7	1975	3	7215	N	N	21414 122ND PL SE
002	221220	0330	9/22/04	\$232,000	1180	820	7	1976	3	7200	N	N	11510 SE 234TH PL
002	896020	0590	5/27/04	\$200,500	1180	0	7	1968	4	8218	N	N	12236 SE 200TH ST
002	941271	0290	9/2/04	\$234,900	1180	600	7	1976	4	7722	N	N	13606 SE 233RD ST
002	896020	0220	3/24/03	\$192,000	1180	0	7	1968	3	7650	N	N	12228 SE 199TH ST
002	873173	0380	8/23/04	\$188,392	1180	0	7	1976	3	7280	N	N	23631 128TH AV SE
002	278730	0550	2/17/04	\$225,000	1180	570	7	1970	3	7725	N	N	21104 125TH AV SE
002	541220	0010	8/12/04	\$236,000	1180	630	7	1984	3	6126	N	N	11603 SE 221ST ST
002	896020	0320	5/20/03	\$189,000	1180	0	7	1968	4	7801	N	N	19626 122ND PL SE
002	278730	0350	4/22/03	\$216,000	1180	570	7	1969	3	11000	N	N	12416 SE 210TH ST
002	287300	0040	3/14/03	\$178,000	1180	0	7	1974	3	7210	N	N	13054 SE 204TH PL
002	896030	0100	6/17/03	\$179,990	1180	0	7	1969	3	12136	N	N	19455 122ND PL SE
002	896020	0210	8/25/03	\$174,900	1180	0	7	1968	3	7650	N	N	12234 SE 199TH ST
002	278730	0030	1/6/03	\$186,000	1180	0	7	1968	3	6678	N	N	12308 SE 209TH ST
002	135500	0040	2/10/03	\$173,000	1180	570	7	1973	3	7215	N	N	21033 120TH PL SE
002	541980	0440	8/12/04	\$224,500	1190	0	7	1981	3	7254	N	N	22302 122ND AV SE
002	259715	0030	9/23/04	\$240,000	1190	530	7	1980	3	6104	N	N	11408 SE 218TH PL
002	675230	0050	9/7/04	\$213,000	1190	0	7	1981	3	13985	N	N	14539 SE 196TH PL
002	432421	0160	7/12/04	\$219,000	1190	0	7	1988	3	7215	N	N	12540 SE 201ST PL
002	941271	0350	10/21/04	\$242,000	1190	770	7	1977	3	7865	N	N	13626 SE 232ND ST
002	278731	0490	12/4/03	\$213,000	1190	300	7	1974	3	8232	N	N	12368 SE 214TH ST
002	278731	0700	9/18/03	\$215,950	1190	410	7	1974	3	7650	N	N	21550 123RD AV SE
002	664870	1320	10/28/03	\$209,000	1190	600	7	1967	3	9480	N	N	10818 SE 232ND PL
002	073800	0060	5/25/04	\$205,000	1190	580	7	1966	3	7200	N	N	10512 SE 236TH PL
002	541980	0440	8/21/03	\$193,000	1190	0	7	1981	3	7254	N	N	22302 122ND AV SE
002	186291	0490	6/23/04	\$245,000	1200	340	7	1994	3	8278	N	N	21612 117TH PL SE
002	073810	0090	2/23/04	\$204,000	1200	0	7	1968	3	7220	N	N	10526 SE 237TH ST
002	951390	0060	9/24/04	\$224,000	1200	0	7	1986	3	8148	N	N	21408 111TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894417	0280	6/16/04	\$247,000	1200	580	7	1978	3	8400	N	N	11818 SE 210TH PL
002	073810	0080	1/30/03	\$188,625	1200	0	7	1968	3	7220	N	N	10602 SE 237TH ST
002	073810	0040	5/13/03	\$187,000	1200	0	7	1968	3	7220	N	N	10632 SE 237TH ST
002	073810	0150	3/27/03	\$185,500	1200	0	7	1968	3	7201	N	N	10525 SE 237TH ST
002	073800	0210	1/15/03	\$176,500	1200	0	7	1966	3	7220	N	N	10611 SE 236TH PL
002	440600	0290	6/8/04	\$217,000	1210	0	7	1969	4	9668	N	N	19358 142ND PL SE
002	259715	0100	3/12/04	\$224,000	1210	0	7	1980	3	8448	N	N	11226 SE 218TH PL
002	073950	0350	6/18/03	\$179,950	1210	0	7	1961	3	8880	N	N	10816 SE 213TH ST
002	228740	0290	5/9/03	\$210,000	1210	420	7	1984	3	7492	N	N	21105 119TH PL SE
002	440600	0250	10/18/04	\$208,950	1220	0	7	1969	4	9862	N	N	14111 SE 195TH PL
002	073950	0060	9/22/04	\$250,000	1220	880	7	1962	4	9680	N	N	10912 SE 212TH ST
002	281780	0180	11/15/04	\$275,000	1220	1180	7	1978	4	7831	N	N	19202 121ST PL SE
002	666915	0710	5/19/04	\$225,000	1220	260	7	1979	3	6996	N	N	21614 127TH PL SE
002	338800	0260	3/8/04	\$199,950	1220	0	7	1961	3	8800	N	N	10826 SE 230TH ST
002	666915	1050	4/12/04	\$214,950	1220	260	7	1978	3	6800	N	N	12507 SE 216TH ST
002	221221	0450	9/16/03	\$193,000	1220	0	7	1980	3	7200	N	N	11412 SE 229TH PL
002	512695	0230	11/17/03	\$190,000	1220	0	7	1981	3	12375	N	N	11715 SE 225TH CT
002	793200	0010	10/10/03	\$188,500	1220	0	7	1950	4	29395	N	N	11637 SE 192ND ST
002	082205	9246	7/16/04	\$354,000	1230	1010	7	1978	3	26506	N	N	11232 SE 218TH ST
002	019250	0040	11/18/04	\$269,900	1230	0	7	1965	3	11475	N	N	19229 136TH PL SE
002	809930	0090	3/31/03	\$237,500	1230	600	7	1968	3	11880	N	N	11860 SE 227TH PL
002	941271	0270	11/11/04	\$243,500	1230	530	7	1977	3	7700	N	N	13622 SE 233RD ST
002	941271	0260	6/22/04	\$247,750	1230	810	7	1976	4	8050	N	N	13704 SE 233RD ST
002	941271	0160	9/8/04	\$245,000	1230	820	7	1976	4	8400	N	N	23214 138TH AV SE
002	287300	0800	1/17/03	\$169,500	1230	0	7	1970	4	7210	N	N	20447 131ST PL SE
002	432455	0200	7/14/04	\$190,000	1240	0	7	1969	4	7960	N	N	12800 SE 201ST ST
002	873200	0440	8/12/04	\$208,000	1240	0	7	1964	3	9600	N	N	10866 SE 217TH ST
002	937840	0460	11/4/04	\$252,000	1240	390	7	1989	3	9933	N	N	12327 SE 204TH ST
002	512695	0290	5/18/04	\$240,000	1240	450	7	1981	3	7500	N	N	11807 SE 225TH ST
002	278731	1110	6/28/04	\$232,150	1240	470	7	1974	3	7210	N	N	21413 125TH AV SE
002	278730	0150	7/9/03	\$241,000	1240	840	7	1974	3	7725	N	N	21025 124TH AV SE

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Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	432421	0110	10/29/03	\$228,000	1240	440	7	1992	3	13073	N	N	20028 127TH LN SE
002	278731	0010	6/28/04	\$240,000	1240	700	7	1975	4	7210	N	N	21129 124TH AV SE
002	278731	1530	9/7/04	\$235,000	1240	850	7	1974	3	7696	N	N	12522 SE 212TH PL
002	432421	0010	8/12/03	\$227,000	1240	440	7	1989	3	11715	N	N	12525 SE 201ST PL
002	278731	1320	8/22/03	\$218,500	1240	640	7	1975	3	6624	N	N	21334 125TH AV SE
002	221220	0650	10/31/03	\$207,900	1240	570	7	1977	3	7350	N	N	23311 116TH AV SE
002	278731	1420	3/20/03	\$218,000	1240	640	7	1976	3	7210	N	N	12514 SE 213TH ST
002	278731	1020	5/15/03	\$217,000	1240	570	7	1974	3	9350	N	N	21225 125TH AV SE
002	278731	1100	1/24/03	\$197,000	1240	530	7	1974	3	7210	N	N	21407 125TH AV SE
002	287300	0120	11/18/04	\$210,000	1250	0	7	1970	3	10919	N	N	13002 SE 204TH PL
002	664870	1680	10/8/04	\$214,000	1250	0	7	1967	3	8272	N	N	23529 110TH PL SE
002	032205	9161	11/7/03	\$256,100	1250	0	7	1965	3	26862	N	N	19628 140TH AV SE
002	645700	0720	4/21/04	\$214,000	1250	0	7	1965	3	8050	N	N	22600 108TH AV SE
002	073950	0310	6/15/04	\$243,300	1250	650	7	1976	4	9960	N	N	10825 SE 213TH ST
002	278730	0440	11/12/04	\$215,000	1250	0	7	1969	3	7210	N	N	21007 125TH AV SE
002	311080	0150	10/14/03	\$196,000	1250	0	7	1963	3	9600	N	N	12039 SE 209TH ST
002	662401	0080	7/31/04	\$225,000	1250	600	7	1974	3	7579	N	N	20410 120TH AV SE
002	278731	1190	4/12/04	\$234,000	1250	530	7	1974	3	7192	N	N	12513 SE 215TH PL
002	645700	0660	5/3/03	\$192,000	1250	0	7	1965	3	7600	N	N	22609 108TH AV SE
002	645700	0660	7/17/03	\$192,000	1250	0	7	1965	3	7600	N	N	22609 108TH AV SE
002	278732	0080	4/18/03	\$195,000	1250	0	7	1981	3	7210	N	N	21220 127TH PL SE
002	511500	0150	8/13/03	\$204,950	1250	0	7	1984	3	8730	N	N	22907 115TH CT SE
002	645700	0580	4/23/03	\$191,000	1250	0	7	1965	4	7500	N	N	10533 SE 227TH ST
002	135500	0050	8/19/03	\$190,500	1250	300	7	1973	3	7383	N	N	21037 120TH PL SE
002	541980	0720	9/30/03	\$195,000	1250	0	7	1981	3	7597	N	N	12110 SE 223RD DR
002	541980	0570	1/15/04	\$173,000	1250	0	7	1981	3	7500	N	N	12222 SE 223RD DR
002	440600	0220	8/5/04	\$211,000	1260	0	7	1969	4	10128	N	N	14055 SE 195TH PL
002	809930	0110	5/18/04	\$260,000	1260	1080	7	1966	4	11340	N	N	11846 SE 227TH PL
002	807857	0250	9/27/04	\$229,000	1260	0	7	1989	3	7375	N	N	12611 SE 223RD DR
002	278732	0040	5/24/04	\$240,000	1260	870	7	1980	3	6386	N	N	21500 127TH PL SE
002	541220	0340	8/16/04	\$239,900	1260	420	7	1983	3	6173	N	N	22103 120TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	666915	0580	5/14/04	\$215,000	1260	0	7	1978	3	8050	N	N	12521 SE 217TH PL
002	052205	9216	9/28/04	\$277,000	1260	0	7	1990	3	43560	N	N	11427 SE 196TH ST
002	541290	0180	7/16/04	\$216,950	1260	400	7	1978	3	8689	N	N	10525 SE 232ND PL
002	228740	0370	4/5/04	\$199,000	1260	0	7	1984	3	7271	N	N	21106 119TH PL SE
002	941270	0100	9/2/03	\$228,000	1260	970	7	1974	4	10282	N	N	23310 133RD CT SE
002	186290	0400	6/25/03	\$193,700	1260	0	7	1992	3	6031	N	N	21706 120TH AV SE
002	278732	0790	2/10/03	\$207,000	1260	870	7	1980	3	6534	N	N	12518 SE 216TH ST
002	278730	0010	2/24/04	\$205,900	1260	0	7	1968	3	7644	N	N	20803 124TH AV SE
002	073960	0110	11/24/04	\$226,825	1270	0	7	1962	3	9150	N	N	11304 SE 212TH ST
002	889250	0120	11/22/04	\$229,500	1270	0	7	1964	4	9628	N	N	22303 114TH PL SE
002	807857	0160	8/6/04	\$264,000	1270	860	7	1989	3	10263	N	N	22340 126TH PL SE
002	666915	0790	12/13/04	\$242,000	1270	570	7	1980	3	6750	N	N	21635 127TH PL SE
002	666915	1120	4/27/04	\$235,000	1270	570	7	1978	3	7128	N	N	12629 SE 216TH ST
002	289300	0210	7/10/03	\$219,000	1270	690	7	1975	3	7000	N	N	12052 SE 212TH CT
002	541220	0180	6/11/03	\$228,000	1270	570	7	1983	3	6214	N	N	22006 117TH AV SE
002	896020	0550	2/25/04	\$185,000	1270	620	7	1968	3	7936	N	N	12235 SE 199TH ST
002	896020	0550	1/14/04	\$164,900	1270	620	7	1968	3	7936	N	N	12235 SE 199TH ST
002	432455	0370	4/13/04	\$199,950	1280	0	7	1970	4	8377	N	N	20104 128TH AV SE
002	279610	0390	8/24/04	\$249,000	1280	840	7	1979	3	7700	N	N	12213 SE 217TH PL
002	511500	0160	5/21/04	\$232,000	1280	0	7	1988	3	7524	N	N	22915 115TH CT SE
002	941271	0140	5/5/04	\$237,500	1280	600	7	1976	4	8470	N	N	23226 138TH AV SE
002	666915	0730	8/5/03	\$209,925	1280	0	7	1979	3	7904	N	N	21602 127TH PL SE
002	289300	0170	7/8/04	\$230,000	1280	410	7	1976	3	7400	N	N	21226 120TH PL SE
002	807855	0270	7/14/03	\$234,000	1280	840	7	1987	3	8918	N	N	22204 123RD PL SE
002	807856	0310	2/17/03	\$233,000	1280	860	7	1988	3	8641	N	N	12518 SE 221ST PL
002	951390	0100	3/23/04	\$225,000	1280	310	7	1986	3	7203	N	N	21405 111TH CT SE
002	073982	0030	12/22/03	\$214,950	1280	0	7	1985	3	8332	N	N	22137 109TH PL SE
002	746142	0610	4/20/04	\$190,000	1280	0	7	1980	4	7559	N	N	19703 144TH PL SE
002	432455	0490	12/11/04	\$208,500	1290	0	7	1976	4	6764	N	N	12810 SE 202ND PL
002	432455	0260	11/11/04	\$239,950	1290	750	7	1976	3	8399	N	N	20125 128TH AV SE
002	894417	0200	9/24/04	\$270,000	1290	900	7	1978	3	7000	N	N	11924 SE 210TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	228740	0390	1/30/04	\$228,000	1290	280	7	1984	3	7488	N	N	11928 SE 211TH PL
002	221220	0040	9/10/04	\$232,000	1290	600	7	1977	3	7739	N	N	23218 115TH AV SE
002	073960	0080	4/7/03	\$192,500	1290	0	7	1962	3	9516	N	N	11212 SE 212TH ST
002	073960	0050	9/23/03	\$190,000	1290	0	7	1962	3	9438	N	N	11044 SE 212TH ST
002	858190	0280	11/11/03	\$234,950	1290	410	7	1984	3	7276	N	N	11816 SE 227TH PL
002	247295	0250	6/5/03	\$208,950	1290	0	7	1983	3	8308	N	N	19413 144TH PL SE
002	546635	0110	11/11/03	\$210,000	1290	0	7	1994	3	7589	N	N	13306 SE 236TH PL
002	618710	0050	11/25/03	\$235,000	1290	650	7	1984	3	10305	N	N	13604 SE 239TH ST
002	176130	0620	1/7/04	\$218,500	1290	660	7	1977	3	7400	N	N	12555 SE 231ST ST
002	541980	0670	7/21/03	\$193,500	1290	0	7	1981	3	7600	N	N	22217 122ND AV SE
002	802570	0870	4/4/03	\$179,000	1290	0	7	1976	3	7344	N	N	11019 SE 224TH PL
002	802570	0410	9/26/03	\$172,500	1290	0	7	1976	3	7350	N	N	11215 SE 225TH ST
002	546635	0010	11/17/04	\$190,000	1290	0	7	1994	3	10762	N	N	13203 SE 236TH PL
002	546670	0180	12/2/03	\$190,000	1290	520	7	1977	3	7200	N	N	22831 126TH PL SE
002	383120	0350	2/13/04	\$225,000	1300	470	7	1979	3	7210	N	N	11204 SE 235TH ST
002	894417	0290	2/28/03	\$247,000	1300	1000	7	1978	3	8400	N	N	11812 SE 210TH PL
002	281780	0110	5/16/03	\$251,000	1300	1100	7	1978	4	9674	N	N	19254 121ST PL SE
002	311080	0290	11/19/03	\$174,950	1300	0	7	1967	3	9600	N	N	12021 SE 210TH ST
002	278731	1340	3/19/04	\$218,500	1300	1000	7	1976	3	7575	N	N	21318 125TH AV SE
002	807855	0540	3/22/04	\$267,700	1310	1310	7	1987	3	8284	N	N	12408 SE 223RD DR
002	278732	0680	4/20/04	\$215,000	1310	0	7	1980	3	7770	N	N	12619 SE 215TH ST
002	559170	0070	7/2/04	\$234,950	1310	0	7	1992	3	7397	N	N	11406 SE 219TH PL
002	186291	0100	9/23/04	\$230,000	1310	0	7	1992	3	6600	N	N	21629 117TH PL SE
002	278746	0150	2/4/04	\$210,000	1310	0	7	1982	3	7245	N	N	22131 123RD AV SE
002	186291	0470	9/17/04	\$250,000	1310	0	7	1992	3	6721	N	N	21624 117TH PL SE
002	279610	0120	10/11/04	\$185,000	1310	0	7	1978	3	6825	N	N	12304 SE 217TH ST
002	511500	0130	5/17/04	\$238,000	1310	570	7	1984	3	8003	N	N	11431 SE 229TH ST
002	186291	0150	11/20/03	\$207,000	1310	0	7	1992	3	6200	N	N	11729 SE 217TH PL
002	032205	9278	10/24/03	\$344,500	1320	1120	7	1963	3	24783	N	N	14619 SE 192ND ST
002	092205	9160	1/5/04	\$214,000	1320	0	7	1982	3	9225	N	N	12828 SE 218TH PL
002	092205	9156	9/17/04	\$212,000	1320	0	7	1983	3	8634	N	N	12833 SE 218TH PL

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Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	432420	0130	11/15/04	\$220,000	1320	0	7	1971	3	11006	N	N	12408 SE 201ST PL
002	786130	0030	8/6/03	\$240,000	1320	300	7	1988	3	9781	N	N	13714 SE 200TH ST
002	228740	0110	8/13/03	\$218,000	1320	0	7	1984	3	7206	N	N	11907 SE 212TH PL
002	858190	0170	6/23/03	\$245,000	1320	340	7	1984	3	9430	N	N	11909 SE 231ST PL
002	228740	0180	5/25/04	\$232,500	1320	400	7	1984	3	7679	N	N	11936 SE 212TH PL
002	228740	0330	2/21/03	\$231,500	1320	400	7	1984	3	7390	N	N	21127 119TH PL SE
002	664870	1010	7/18/03	\$196,500	1320	0	7	1963	3	7142	N	N	23314 108TH AV SE
002	795508	0040	6/19/03	\$209,950	1320	0	7	1981	4	7222	N	N	19914 138TH AV SE
002	807857	0010	11/5/03	\$212,000	1320	0	7	1988	3	7104	N	N	12413 SE 223RD DR
002	338780	0220	12/9/04	\$182,500	1320	0	7	1959	4	8175	N	N	22942 105TH AV SE
002	032205	9278	5/19/03	\$229,950	1320	1120	7	1963	3	24783	N	N	14619 SE 192ND ST
002	664870	1130	11/15/04	\$279,900	1330	810	7	1966	3	8832	N	N	10805 SE 232ND PL
002	556172	0120	6/8/04	\$249,950	1330	730	7	1981	3	8460	N	N	13107 SE 228TH PL
002	666915	0490	7/28/04	\$249,950	1330	490	7	1979	3	8400	N	N	21725 125TH AV SE
002	873200	0150	7/13/04	\$215,000	1330	0	7	1965	4	9600	N	N	11011 SE 218TH ST
002	278730	0510	8/19/04	\$253,355	1330	720	7	1969	3	7210	N	N	21125 125TH AV SE
002	556170	0160	8/21/03	\$240,000	1330	580	7	1978	3	8025	N	N	12838 SE 232ND ST
002	666915	0750	4/22/03	\$239,000	1330	440	7	1979	3	7004	N	N	21609 127TH PL SE
002	664870	0360	5/12/04	\$241,000	1330	750	7	1967	4	7563	N	N	10515 SE 233RD PL
002	176130	0330	3/31/04	\$210,000	1330	0	7	1969	3	7200	N	N	12518 SE 232ND ST
002	279610	0090	11/12/04	\$205,000	1330	0	7	1978	3	7770	N	N	12319 SE 216TH ST
002	807855	0070	5/13/04	\$246,500	1330	850	7	1987	3	7304	N	N	12359 SE 221ST ST
002	666915	0850	6/1/04	\$226,950	1330	490	7	1978	3	6929	N	N	12516 SE 217TH PL
002	186290	0720	10/8/04	\$218,000	1330	0	7	1991	3	7078	N	N	11630 SE 219TH PL
002	807856	0170	6/19/03	\$214,000	1330	0	7	1988	3	7980	N	N	22006 127TH CT SE
002	645700	0390	8/27/04	\$225,000	1330	750	7	1965	4	7252	N	N	10509 SE 226TH ST
002	807855	0060	9/17/03	\$233,900	1330	850	7	1987	3	6419	N	N	12360 SE 221ST ST
002	858190	0380	4/22/03	\$230,000	1330	770	7	1984	3	7256	N	N	11620 SE 231ST PL
002	278730	0220	3/19/04	\$205,000	1330	600	7	1969	3	11128	N	N	12415 SE 211TH PL
002	073800	0100	7/10/03	\$186,000	1330	750	7	1966	3	7200	N	N	10604 SE 236TH PL
002	664870	1130	9/15/04	\$200,362	1330	810	7	1966	3	8832	N	N	10805 SE 232ND PL

Improved Sales Used in this Annual Update Analysis
Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	873200	0370	12/26/03	\$208,100	1340	0	7	1964	3	11600	N	N	10824 SE 218TH ST
002	287300	0780	12/22/03	\$218,000	1340	0	7	1975	4	7210	N	N	20433 131ST PL SE
002	662401	0120	10/22/03	\$210,000	1340	0	7	1973	4	7930	N	N	20413 120TH AV SE
002	221220	0410	11/17/04	\$230,000	1340	530	7	1976	4	7200	N	N	23302 114TH PL SE
002	338800	0240	6/26/03	\$186,450	1340	0	7	1961	3	8800	N	N	10812 SE 230TH ST
002	073800	0050	10/28/03	\$158,500	1340	0	7	1964	4	7200	N	N	10434 SE 236TH PL
002	675260	0650	8/6/04	\$296,000	1350	660	7	1994	3	6663	N	N	22533 125TH PL SE
002	807855	0260	8/19/04	\$281,000	1350	1000	7	1987	3	8929	N	N	22208 123RD PL SE
002	666915	0890	12/17/04	\$250,000	1350	490	7	1980	3	6375	N	N	12511 SE 217TH ST
002	795508	0410	5/27/04	\$257,000	1350	400	7	1981	4	7202	N	N	19819 138TH AV SE
002	675260	0300	5/19/04	\$272,000	1350	900	7	1994	3	7289	N	N	22428 127TH AV SE
002	807855	0160	3/5/04	\$214,950	1350	0	7	1987	3	6799	N	N	22137 124TH PL SE
002	675260	0570	2/4/03	\$260,950	1350	920	7	1995	3	10295	N	N	12516 SE 225TH CT
002	807855	0430	6/13/03	\$242,000	1350	900	7	1988	3	7417	N	N	22340 123RD PL SE
002	289300	0060	7/7/03	\$226,000	1350	1110	7	1976	3	7104	N	N	21420 121ST PL SE
002	675260	0070	8/18/04	\$288,000	1360	920	7	1996	3	7442	N	N	22916 127TH AV SE
002	432455	0340	4/14/03	\$173,999	1360	0	7	1970	4	7580	N	N	20130 128TH AV SE
002	541221	0020	6/12/03	\$229,950	1360	730	7	1984	3	6724	N	N	11811 SE 221ST ST
002	666915	0740	7/22/04	\$249,950	1370	900	7	1979	3	7125	N	N	12637 SE 216TH ST
002	666915	0650	3/4/03	\$249,000	1370	900	7	1979	3	8700	N	N	12627 SE 217TH PL
002	289300	0650	7/25/03	\$240,000	1370	1000	7	1975	3	8450	N	N	12047 SE 214TH ST
002	666915	0740	6/17/03	\$240,000	1370	900	7	1979	3	7125	N	N	12637 SE 216TH ST
002	278750	0260	7/16/04	\$260,000	1380	460	7	1981	3	7500	N	N	21726 121ST PL SE
002	873200	0235	2/4/03	\$268,000	1380	0	7	1961	3	37496	N	N	10856 SE 218TH ST
002	338790	0320	5/18/04	\$199,950	1380	0	7	1960	4	7700	N	N	22843 106TH PL SE
002	941271	0030	8/18/04	\$220,000	1380	0	7	1977	3	7200	N	N	13535 SE 233RD ST
002	894417	0170	10/22/04	\$240,000	1380	420	7	1978	3	6500	N	N	11919 SE 210TH PL
002	338780	0210	11/14/03	\$177,000	1380	0	7	1959	3	7704	N	N	22934 105TH AV SE
002	941271	0130	3/22/04	\$190,000	1380	0	7	1976	3	9360	N	N	23234 138TH AV SE
002	746142	0080	12/13/04	\$256,000	1390	410	7	1979	3	11674	N	N	14632 SE 198TH ST
002	937840	0010	4/26/04	\$279,950	1390	400	7	1989	3	9274	N	N	12354 SE 204TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	937840	0020	8/25/03	\$275,950	1390	400	7	1989	3	7942	N	N	12346 SE 204TH ST
002	662401	0170	2/9/04	\$203,500	1390	0	7	1975	4	7399	N	N	11921 SE 205TH ST
002	221220	0430	2/19/04	\$216,000	1390	550	7	1976	3	6800	N	N	23242 114TH PL SE
002	281780	0120	8/4/03	\$284,980	1400	1100	7	1978	4	11330	N	N	19248 121ST PL SE
002	664870	0410	8/25/04	\$257,500	1400	470	7	1965	4	9845	N	N	23305 108TH AV SE
002	809920	0110	10/7/03	\$198,000	1400	0	7	1963	4	11340	N	N	11627 SE 227TH PL
002	664825	0110	6/30/04	\$190,000	1400	0	7	1979	3	7176	N	N	11306 SE 228TH PL
002	679930	0250	5/24/04	\$229,000	1400	680	7	1962	3	8540	N	N	11810 SE 233RD ST
002	556172	0230	8/17/04	\$265,000	1410	900	7	1979	3	7800	N	N	12924 SE 228TH PL
002	281780	0030	12/2/03	\$244,999	1410	470	7	1978	4	8209	N	N	19213 121ST PL SE
002	807855	0580	8/24/04	\$235,000	1410	0	7	1987	3	7319	N	N	22132 124TH AV SE
002	247295	0120	9/29/04	\$227,750	1410	0	7	1983	4	7622	N	N	14618 SE 195TH PL
002	666915	0050	6/20/03	\$235,000	1410	540	7	1978	3	9900	N	N	21827 124TH AV SE
002	807855	0550	5/24/04	\$225,000	1410	0	7	1987	3	6795	N	N	22214 124TH AV SE
002	546635	0040	6/29/04	\$205,000	1410	0	7	1993	3	9868	N	N	13221 SE 236TH PL
002	135460	0300	5/13/03	\$222,000	1410	480	7	1984	3	7008	N	N	11507 SE 215TH ST
002	662400	0080	11/19/04	\$231,000	1420	0	7	1968	3	9702	N	N	20600 120TH AV SE
002	662400	0080	5/24/04	\$214,950	1420	0	7	1968	3	9702	N	N	20600 120TH AV SE
002	701690	0140	4/26/04	\$225,000	1420	0	7	1985	3	8700	N	N	23031 136TH PL SE
002	092205	9145	6/1/04	\$250,000	1420	720	7	1976	3	15200	N	N	21628 116TH AV SE
002	221220	0200	4/17/03	\$229,871	1420	670	7	1976	3	7455	N	N	23333 114TH WY SE
002	666915	0240	12/11/03	\$225,000	1420	570	7	1978	3	6300	N	N	12408 SE 218TH CT
002	802570	0700	4/24/03	\$190,000	1420	0	7	1976	4	7800	N	N	11116 SE 225TH ST
002	383120	0130	11/6/03	\$185,000	1420	0	7	1979	4	7000	N	N	11223 SE 235TH PL
002	786130	0100	8/30/04	\$283,200	1430	580	7	1988	3	9603	N	N	13725 SE 199TH PL
002	858190	0010	1/21/04	\$261,600	1430	460	7	1984	3	11058	N	N	11611 SE 231ST PL
002	941271	0070	10/26/04	\$250,000	1430	870	7	1976	3	7200	N	N	13703 SE 233RD ST
002	287300	0920	6/16/03	\$202,000	1430	0	7	1975	4	7210	N	N	13011 SE 204TH PL
002	278750	0250	11/12/03	\$230,000	1430	800	7	1981	3	7200	N	N	21732 121ST PL SE
002	807857	0610	6/11/04	\$200,000	1430	500	7	1989	3	6524	N	N	12512 SE 223RD DR
002	338800	0290	8/20/04	\$192,000	1440	0	7	1961	2	7350	N	N	22829 110TH AV SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807856	0240	2/4/03	\$245,500	1440	500	7	1988	3	6775	N	N	22012 126TH CT SE
002	221221	0790	1/13/04	\$212,000	1440	0	7	1979	3	7665	N	N	23102 112TH PL SE
002	807857	0330	4/17/03	\$239,000	1440	500	7	1989	3	7350	N	N	12614 SE 223RD DR
002	432421	0150	8/15/03	\$200,000	1440	0	7	1988	3	7575	N	N	12548 SE 201ST PL
002	556172	0240	10/25/04	\$285,000	1450	820	7	1980	3	8580	N	N	12918 SE 228TH PL
002	556172	0310	12/10/03	\$250,000	1450	760	7	1980	3	8100	N	N	22823 129TH AV SE
002	645700	0520	3/18/03	\$205,000	1450	0	7	1965	3	9100	N	N	22619 105TH AV SE
002	664870	1690	2/2/04	\$204,500	1450	0	7	1967	3	9400	N	N	23533 110TH PL SE
002	287300	0310	4/5/04	\$200,000	1450	0	7	1968	4	8214	N	N	20712 130TH AV SE
002	858190	0070	7/19/03	\$245,000	1450	460	7	1984	3	6763	N	N	11719 SE 231ST PL
002	645700	0280	9/24/03	\$192,500	1450	0	7	1966	3	8960	N	N	10600 SE 226TH ST
002	278746	0510	10/12/04	\$227,950	1460	0	7	1983	3	7517	N	N	22019 123RD AV SE
002	807855	0150	7/7/04	\$240,000	1460	0	7	1987	3	6784	N	N	22131 124TH AV SE
002	556170	0050	3/18/03	\$232,950	1460	780	7	1979	4	7564	N	N	23143 131ST AV SE
002	941271	0240	7/8/04	\$255,000	1460	680	7	1976	4	6840	N	N	13720 SE 233RD ST
002	858190	0250	11/21/03	\$240,000	1460	460	7	1985	3	6568	N	N	11834 SE 231ST PL
002	338790	0530	6/9/03	\$202,500	1470	0	7	1960	3	11857	N	N	10543 SE 228TH ST
002	186290	0430	8/18/04	\$228,000	1470	0	7	1992	3	6062	N	N	21616 120TH AV SE
002	186290	0440	2/2/04	\$217,000	1470	0	7	1992	3	6079	N	N	21610 120TH AV SE
002	221220	0390	3/25/03	\$220,950	1470	670	7	1976	4	7200	N	N	23318 114TH PL SE
002	807857	0200	10/2/04	\$239,200	1480	0	7	1989	3	7443	N	N	22324 126TH PL SE
002	662402	0090	7/28/04	\$285,000	1480	1380	7	1985	3	7260	N	N	11827 SE 206TH ST
002	556171	0030	3/19/04	\$221,000	1480	0	7	1980	4	10320	N	N	23028 130TH PL SE
002	807856	0100	4/23/04	\$232,500	1480	0	7	1988	3	6855	N	N	12621 SE 221ST PL
002	941271	0460	9/19/03	\$221,500	1480	0	7	1977	3	9240	N	N	23205 136TH PL SE
002	662402	0150	10/2/03	\$212,000	1480	0	7	1980	4	11336	N	N	11809 SE 204TH ST
002	278731	0300	6/24/03	\$205,000	1480	660	7	1974	3	7215	N	N	21408 122ND PL SE
002	541980	0730	9/28/04	\$233,500	1500	0	7	1981	3	7350	N	N	12108 SE 223RD DR
002	807855	0370	4/30/04	\$258,000	1500	530	7	1988	3	6825	N	N	22315 123RD PL SE
002	259230	0020	3/26/04	\$240,000	1500	0	7	1986	3	8640	N	N	13711 SE 202ND PL
002	541980	0280	10/22/03	\$231,500	1500	0	7	1981	3	7578	N	N	22319 122ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	0380	10/29/03	\$213,950	1500	0	7	1981	3	9350	N	N	22340 122ND AV SE
002	052205	9259	12/24/03	\$205,000	1500	0	7	1969	4	14375	N	N	11411 SE 192ND ST
002	541980	0040	12/7/04	\$234,950	1510	0	7	1983	3	7416	N	N	11629 SE 223RD DR
002	186291	0480	7/30/04	\$260,000	1510	410	7	1994	3	7255	N	N	21618 117TH PL SE
002	289300	0370	5/15/03	\$202,000	1510	0	7	1974	3	7200	N	N	12020 SE 213TH ST
002	807857	0700	8/23/04	\$265,000	1520	520	7	1989	3	6828	N	N	12414 SE 223RD DR
002	145090	0060	9/29/03	\$267,000	1520	1130	7	1994	3	8502	N	N	11423 SE 228TH PL
002	073950	0210	2/2/04	\$182,500	1520	0	7	1961	3	8760	N	N	21206 109TH AV SE
002	858190	0200	10/29/03	\$254,950	1520	730	7	1984	3	7203	N	N	23115 120TH AV SE
002	162205	9107	9/12/03	\$290,000	1520	540	7	1974	4	45302	N	N	23019 132ND AV SE
002	135460	0180	12/3/04	\$263,225	1530	0	7	1984	3	7023	N	N	21411 113TH PL SE
002	807855	0510	9/15/03	\$233,500	1530	540	7	1987	3	6230	N	N	12351 SE 223RD DR
002	278746	0290	9/7/04	\$236,950	1540	0	7	1982	3	7898	N	N	12309 SE 221ST ST
002	289300	0750	5/11/04	\$237,000	1540	0	7	1975	4	7770	N	N	12031 SE 215TH ST
002	247295	0440	7/23/04	\$264,950	1550	0	7	1983	3	7404	N	N	19431 146TH AV SE
002	162205	9074	7/29/04	\$256,100	1550	0	7	1970	4	17859	N	N	11856 SE 234TH ST
002	670040	0170	12/16/03	\$232,000	1550	0	7	1991	3	7044	N	N	22125 112TH PL SE
002	670040	0140	6/17/03	\$216,000	1550	0	7	1991	3	8134	N	N	22112 112TH PL SE
002	073950	0090	11/5/03	\$194,500	1560	0	7	1962	3	14520	N	N	21202 110TH AV SE
002	556170	0330	1/23/04	\$217,500	1560	0	7	1978	4	7316	N	N	12831 SE 232ND PL
002	338790	0400	6/4/03	\$189,500	1560	0	7	1960	3	7020	N	N	10591 SE 228TH ST
002	162205	9058	3/11/04	\$229,910	1560	910	7	1964	3	22651	N	N	11840 SE 236TH ST
002	082205	9112	3/16/04	\$480,000	1560	0	7	1957	3	170319	N	N	21307 116TH AV SE
002	019250	0280	6/12/03	\$200,000	1570	0	7	1963	3	11347	N	N	19446 136TH PL SE
002	873200	0330	7/28/04	\$211,000	1570	0	7	1964	3	11600	N	N	11002 SE 218TH ST
002	432420	0020	12/26/03	\$189,000	1570	0	7	1973	4	8230	N	N	12411 SE 201ST PL
002	032205	9254	2/4/04	\$258,000	1590	0	7	1996	3	12308	N	N	19319 143RD PL SE
002	289300	0020	4/20/04	\$277,500	1590	1440	7	1976	3	7104	N	N	21512 121ST PL SE
002	873200	0280	9/10/04	\$275,000	1600	0	7	1968	3	12320	N	N	11019 SE 217TH ST
002	278730	0180	6/24/03	\$300,000	1600	1390	7	1975	5	7210	N	N	21115 124TH AV SE
002	546635	0130	3/15/04	\$233,500	1600	0	7	1993	3	8569	N	N	13220 SE 236TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	670039	0140	4/9/04	\$219,900	1600	0	7	1992	3	3300	N	N	11505 SE 221ST PL
002	281780	0060	6/2/03	\$265,000	1600	1000	7	1978	4	9428	N	N	19235 121ST PL SE
002	511500	0170	2/24/04	\$225,000	1600	0	7	1987	3	9716	N	N	22916 115TH CT SE
002	278731	0350	6/16/04	\$215,250	1610	0	7	1970	2	7215	N	N	21310 122ND PL SE
002	645700	0240	10/22/04	\$201,777	1610	0	7	1966	3	8075	N	N	10628 SE 226TH ST
002	793200	0081	10/13/03	\$437,500	1620	1000	7	1950	5	71438	N	N	11612 SE 196TH ST
002	052205	9280	9/26/03	\$295,000	1620	100	7	1947	4	22000	N	N	11215 SE 192ND ST
002	032205	9160	7/25/03	\$229,000	1620	0	7	1988	3	9626	N	N	14023 SE 198TH PL
002	541980	1110	8/25/03	\$208,000	1620	0	7	1984	3	8528	N	N	11920 SE 223RD DR
002	176130	0640	3/3/04	\$199,000	1620	0	7	1975	3	7272	N	N	12567 SE 231ST ST
002	809930	0140	7/26/04	\$226,550	1630	0	7	1968	4	11340	N	N	11820 SE 227TH PL
002	186290	0490	9/18/03	\$221,950	1630	0	7	1992	3	7813	N	N	21613 120TH AV SE
002	221221	0010	12/1/03	\$177,500	1630	0	7	1979	3	7416	N	N	23001 116TH AV SE
002	541980	1030	9/26/03	\$211,600	1640	0	7	1984	3	7350	N	N	11909 SE 222ND PL
002	338790	0270	6/27/03	\$209,000	1650	0	7	1960	4	7920	N	N	22806 106TH PL SE
002	796910	0050	12/16/04	\$285,000	1660	0	7	2002	3	22984	N	N	22811 134TH AV SE
002	675230	0121	4/8/03	\$219,500	1660	0	7	1985	3	10569	N	N	14720 SE 197TH CT
002	793260	0114	2/27/03	\$194,500	1660	0	7	1968	3	11549	N	N	12126 SE 200TH ST
002	172205	9187	12/15/03	\$224,500	1670	0	7	1998	3	8325	N	N	11204 SE 234TH ST
002	073980	0060	4/28/03	\$217,500	1670	0	7	1983	3	7741	N	N	10929 SE 220TH PL
002	675260	0400	5/28/03	\$225,000	1670	0	7	1994	3	6474	N	N	22449 127TH AV SE
002	541980	1390	10/11/04	\$247,000	1680	0	7	1985	3	9727	N	N	11606 SE 223RD DR
002	073981	0400	9/2/04	\$259,500	1690	0	7	1985	3	8238	N	N	22133 109TH PL SE
002	186291	0030	9/27/04	\$234,000	1690	0	7	1993	3	9583	N	N	11716 SE 216TH CT
002	278731	1160	4/18/03	\$219,900	1690	0	7	1974	3	8075	N	N	12504 SE 216TH ST
002	807857	0110	9/29/03	\$230,000	1690	350	7	1989	3	6419	N	N	22343 126TH PL SE
002	216330	0090	10/25/04	\$230,000	1700	0	7	1990	3	7759	N	N	11834 SE 204TH ST
002	287300	0300	7/23/03	\$208,000	1700	0	7	1968	4	8917	N	N	20705 130TH AV SE
002	807856	0290	4/18/03	\$219,000	1700	0	7	1988	3	5793	N	N	22013 126TH CT SE
002	032205	9158	3/23/04	\$290,000	1710	0	7	1960	4	50529	N	N	19825 148TH AV SE
002	541980	1050	9/3/03	\$213,500	1710	0	7	1984	3	8800	N	N	11917 SE 222ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	374700	0010	3/11/04	\$244,000	1710	0	7	1990	3	8118	N	N	11203 SE 232ND ST
002	743720	0060	1/21/04	\$239,950	1710	0	7	2004	3	3365	N	N	11367 SE 214TH ST
002	743720	0090	11/21/03	\$239,950	1710	0	7	2004	3	3977	N	N	11415 SE 214TH ST
002	743720	0100	12/3/03	\$234,950	1710	0	7	2004	3	3978	N	N	11421 SE 214TH ST
002	743720	0070	11/5/03	\$232,950	1710	0	7	2004	3	4302	N	N	11373 SE 214TH ST
002	082205	9096	11/18/03	\$270,000	1710	0	7	1991	3	89298	N	N	21611 116TH AV SE
002	743720	0080	11/14/03	\$240,000	1714	0	7	2003	3	4915	N	N	11409 SE 214TH ST
002	743720	0020	9/24/03	\$232,950	1714	0	7	2003	3	3766	N	N	21405 113TH PL SE
002	743720	0030	11/5/03	\$232,950	1714	0	7	2003	3	3765	N	N	21409 113TH PL SE
002	743720	0050	10/6/03	\$232,950	1714	0	7	2003	3	3364	N	N	11361 SE 214TH ST
002	743720	0010	9/26/03	\$229,950	1714	0	7	2003	3	4760	N	N	21401 113TH PL SE
002	743720	0040	10/1/03	\$229,950	1714	0	7	2003	3	3698	N	N	11355 SE 214TH ST
002	670039	0160	3/20/03	\$219,000	1720	0	7	1992	3	3550	N	N	11521 SE 221ST PL
002	245950	0120	1/9/04	\$224,300	1730	0	7	1985	3	7225	N	N	19430 135TH AV SE
002	873200	0070	10/1/04	\$250,000	1740	0	7	1966	4	9686	N	N	10809 SE 218TH ST
002	073960	0260	10/22/03	\$241,000	1740	0	7	1963	4	9344	N	N	11218 SE 214TH ST
002	228740	0380	3/11/03	\$230,950	1740	0	7	1984	3	7484	N	N	21100 119TH PL SE
002	556170	0470	2/10/03	\$219,950	1740	0	7	1978	3	7000	N	N	13113 SE 231ST WY
002	645700	0810	12/16/04	\$232,500	1750	0	7	1966	3	7210	N	N	22432 108TH AV SE
002	073982	0130	5/10/04	\$259,700	1750	0	7	1985	3	8321	N	N	11007 SE 222ND ST
002	338780	0650	7/27/04	\$248,500	1750	0	7	2004	3	6850	N	N	10405 SE 232ND ST
002	338780	0780	4/16/04	\$239,950	1750	0	7	2004	3	6400	N	N	10405 SE 228TH ST
002	645700	0750	8/19/03	\$190,000	1750	0	7	1965	3	7210	N	N	22534 108TH AV SE
002	873200	0410	10/1/04	\$251,900	1760	0	7	1966	3	9600	N	N	10840 SE 217TH ST
002	889260	0030	11/4/04	\$251,450	1760	0	7	1966	5	10735	N	N	22320 113TH PL SE
002	278746	0590	7/23/04	\$251,500	1760	0	7	1983	3	7901	N	N	12014 SE 221ST ST
002	786130	0120	8/23/04	\$254,000	1760	0	7	1987	3	10249	N	N	13735 SE 199TH PL
002	073982	0150	9/2/04	\$255,950	1760	0	7	1985	3	8327	N	N	11019 SE 222ND ST
002	873200	0410	11/20/03	\$223,000	1760	0	7	1966	3	9600	N	N	10840 SE 217TH ST
002	338790	0120	4/15/04	\$200,000	1760	0	7	1960	3	11904	N	N	10590 SE 228TH ST
002	073981	0230	1/28/03	\$211,500	1760	0	7	1985	3	6030	N	N	22102 110TH AV SE

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Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	670039	0100	8/16/04	\$232,000	1770	0	7	1992	3	6187	N	N	11502 SE 221ST PL
002	670039	0050	11/19/03	\$225,900	1770	0	7	1992	3	3650	N	N	11526 SE 221ST PL
002	670039	0020	12/2/04	\$219,000	1770	0	7	1992	3	4540	N	N	11536 SE 221ST PL
002	937840	0080	9/4/03	\$287,000	1780	730	7	1989	3	8363	N	N	12224 SE 204TH ST
002	245950	0080	5/22/03	\$228,450	1780	0	7	1985	3	8411	N	N	19328 135TH AV SE
002	245950	0180	4/2/03	\$217,000	1780	0	7	1985	3	17518	N	N	13427 SE 196TH ST
002	556171	0070	5/27/04	\$236,000	1790	0	7	1979	4	10317	N	N	23004 130TH PL SE
002	073982	0160	5/20/04	\$247,000	1800	0	7	1985	3	8330	N	N	11103 SE 222ND ST
002	679930	0050	6/11/04	\$254,950	1800	0	7	2004	3	4250	N	N	11814 SE 233RD PL
002	679930	0150	6/18/04	\$254,950	1800	0	7	2004	3	4500	N	N	11824 232ND PL SE
002	679930	0140	6/7/04	\$254,950	1800	0	7	2004	3	5050	N	N	11830 232ND PL SE
002	679930	0180	5/24/04	\$259,950	1800	0	7	2004	3	4888	N	N	11810 SE 232ND ST
002	556172	0250	5/7/03	\$253,000	1820	650	7	1980	3	8580	N	N	12912 SE 228TH PL
002	186291	0310	9/20/04	\$246,000	1820	0	7	1993	3	6093	N	N	21627 119TH CT SE
002	679930	0030	7/26/04	\$260,000	1840	0	7	2004	3	5045	N	N	11821 SE 23RD PL
002	679930	0130	6/11/04	\$256,950	1840	0	7	2004	3	5550	N	N	11831 232ND PL SE
002	679930	0080	5/17/04	\$249,950	1840	0	7	2004	3	8000	N	N	23302 118TH PL SE
002	679930	0200	6/23/04	\$249,950	1840	0	7	2004	3	5064	N	N	23211 118TH PL SE
002	807857	0420	9/11/03	\$254,000	1850	0	7	1989	3	9079	N	N	12620 SE 222ND PL
002	073981	0150	9/22/03	\$244,500	1850	0	7	1985	3	8021	N	N	22109 111TH CT SE
002	278731	1240	7/15/04	\$235,600	1850	0	7	1974	3	7980	N	N	12509 SE 214TH PL
002	186290	0080	8/9/04	\$260,000	1860	0	7	1991	3	9428	N	N	11907 SE 219TH PL
002	259230	0520	9/4/03	\$253,440	1860	0	7	1986	3	7836	N	N	20235 137TH AV SE
002	338800	0010	4/11/03	\$197,000	1860	0	7	1962	3	9030	N	N	10841 SE 232ND ST
002	073980	0260	7/29/04	\$280,000	1880	0	7	1983	4	8498	N	N	11002 SE 220TH PL
002	937840	0190	3/4/04	\$255,000	1880	0	7	1989	3	8098	N	N	20321 122ND AV SE
002	338790	0190	7/22/04	\$264,000	1900	0	7	1960	3	9660	N	N	10812 SE 229TH ST
002	807857	0410	7/18/04	\$248,000	1920	0	7	1989	3	7779	N	N	12624 SE 222ND PL
002	073981	0240	11/29/04	\$280,000	1930	0	7	1985	3	8254	N	N	22103 110TH AV SE
002	087850	0170	8/4/04	\$265,000	1950	0	7	1993	3	5356	N	N	20917 118TH PL SE
002	216330	0080	11/25/03	\$255,000	1950	0	7	1990	3	7677	N	N	11838 SE 204TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	802570	0510	4/15/04	\$230,000	1960	0	7	1969	3	7020	N	N	11435 SE 225TH ST
002	087850	0110	11/29/04	\$269,600	1960	0	7	1992	3	6489	N	N	11900 SE 209TH PL
002	338800	0150	9/15/03	\$212,900	1970	0	7	1960	4	8800	N	N	23211 107TH PL SE
002	154170	0090	3/17/04	\$252,950	1980	0	7	2003	3	5499	N	N	23515 117TH AV SE
002	154170	0140	5/6/04	\$251,450	1980	0	7	2004	3	5487	N	N	23514 117TH AV SE
002	154170	0070	6/15/04	\$247,950	1980	0	7	2004	3	5366	N	N	23505 117TH AV SE
002	154170	0170	2/24/04	\$245,950	1980	0	7	2003	3	5909	N	N	23428 117TH AV SE
002	154170	0250	9/11/03	\$239,950	1980	0	7	2003	3	5000	N	N	23410 117TH AV SE
002	894432	0370	9/1/04	\$279,500	1990	0	7	1989	3	3548	N	N	23870 140TH LN SE
002	894432	0160	4/30/04	\$277,500	1990	0	7	1989	3	3667	N	N	14136 SE 238TH LN
002	894432	0460	3/31/04	\$277,000	1990	0	7	1989	3	2932	N	N	14115 SE 238TH LN
002	894432	0380	9/8/04	\$273,300	1990	0	7	1989	3	3133	N	N	23872 140TH LN SE
002	894433	0030	5/14/03	\$272,500	1990	0	7	1993	3	3727	N	N	23820 141ST LN SE
002	073981	0170	8/30/04	\$284,500	2020	0	7	1984	3	7242	N	N	22121 111TH CT SE
002	675260	0590	7/10/03	\$284,000	2020	0	7	1994	3	10087	N	N	12517 SE 225TH CT
002	675260	0340	5/13/04	\$275,000	2020	0	7	1994	3	7670	N	N	22403 127TH AV SE
002	675260	0710	11/10/04	\$260,000	2020	0	7	1994	3	6946	N	N	22524 125TH PL SE
002	675260	0550	4/18/03	\$254,500	2020	0	7	1994	3	8336	N	N	12526 SE 225TH PL
002	679930	0220	6/3/04	\$274,950	2030	0	7	2004	3	4970	N	N	23221 118TH PL SE
002	019250	0260	8/7/03	\$223,000	2030	0	7	1964	4	11344	N	N	19426 136TH PL SE
002	679930	0120	7/14/04	\$270,500	2030	0	7	2004	3	4545	N	N	23212 118TH PL SE
002	679930	0020	7/12/04	\$269,950	2030	0	7	2004	3	4505	N	N	11815 SE 233RD PL
002	679930	0040	7/9/04	\$269,950	2030	0	7	2004	3	4801	N	N	11820 SE 233RD PL
002	679930	0160	7/23/04	\$269,950	2030	0	7	2004	3	4500	N	N	11820 232ND PL SE
002	679930	0270	7/26/04	\$269,950	2030	0	7	2004	3	4997	N	N	23309 118TH AV SE
002	807856	0270	3/11/04	\$249,950	2030	0	7	1988	3	5776	N	N	22005 126TH CT SE
002	679930	0190	7/29/04	\$274,950	2030	0	7	2004	3	6387	N	N	11806 SE 232ND ST
002	541221	0130	5/9/03	\$240,000	2030	0	7	1985	3	6617	N	N	22024 120TH AV SE
002	675260	0940	9/13/04	\$289,950	2040	0	7	1995	3	7563	N	N	12603 SE 226TH ST
002	154170	0040	4/29/04	\$285,000	2040	0	7	2003	3	3993	N	N	23427 117TH AV SE
002	154170	0010	5/24/04	\$285,000	2040	0	7	2003	3	6300	N	N	11710 SE 234TH PL

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	073981	0210	8/12/04	\$259,900	2060	0	7	1985	3	6038	N	N	22118 110TH AV SE
002	042205	9053	4/16/03	\$255,000	2060	0	7	1992	3	19326	N	N	20207 124TH AV SE
002	675260	0080	4/21/04	\$294,500	2090	0	7	1996	3	8821	N	N	22908 127TH AV SE
002	154170	0300	7/6/04	\$262,950	2090	0	7	2004	3	4904	N	N	11606 117TH AV SE
002	154170	0110	6/16/04	\$261,950	2090	0	7	2004	3	5500	N	N	23525 117TH AV SE
002	679930	0060	9/16/04	\$274,950	2095	0	7	2004	3	4250	N	N	11808 SE 233RD PL
002	679930	0260	8/25/04	\$274,950	2095	0	7	2004	3	4750	N	N	11805 SE 233RD ST
002	679930	0010	7/21/04	\$269,950	2095	0	7	2004	3	4382	N	N	11809 SE 233RD PL
002	679930	0100	7/19/04	\$269,950	2095	0	7	2004	3	4500	N	N	23222 118TH PL SE
002	679930	0240	6/29/04	\$269,950	2095	0	7	2004	3	7999	N	N	23305 118TH PL SE
002	556170	0070	3/31/04	\$237,000	2100	0	7	1979	4	9150	N	N	13016 SE 232ND PL
002	894432	0240	7/11/03	\$281,500	2110	0	7	1989	3	4030	N	N	14014 SE 238TH LN
002	894432	0390	8/19/04	\$280,000	2110	0	7	1989	3	3959	N	N	23874 140TH LN SE
002	894433	0110	10/16/03	\$279,450	2110	0	7	1993	3	5027	N	N	23823 141ST LN SE
002	894432	0280	2/19/04	\$277,000	2110	0	7	1989	3	4549	N	N	14002 SE 238TH LN
002	894432	0140	11/11/03	\$275,000	2110	0	7	1989	3	4441	N	N	14142 SE 238TH LN
002	082700	0060	3/29/04	\$309,000	2160	0	7	1964	3	13282	N	N	11701 SE 233rd PL
002	154170	0260	1/29/04	\$289,000	2230	0	7	2003	3	5877	N	N	23406 117TH AV SE
002	154170	0150	2/10/04	\$267,159	2230	0	7	2003	3	5487	N	N	23512 117TH AV SE
002	154170	0060	5/11/04	\$266,745	2230	0	7	2004	3	5680	N	N	23435 117TH AV SE
002	154170	0120	3/26/04	\$266,215	2230	0	7	2003	3	5487	N	N	23526 117TH AV SE
002	154170	0200	11/25/03	\$259,950	2230	0	7	2003	3	5036	N	N	23506 117TH AV SE
002	154170	0230	12/8/03	\$259,950	2230	0	7	2003	3	5224	N	N	23420 117TH AV SE
002	154170	0190	11/20/03	\$252,950	2230	0	7	2003	3	6962	N	N	23510 117TH AV SE
002	154170	0240	10/9/03	\$249,950	2230	0	7	2003	3	5000	N	N	23416 117TH AV SE
002	278731	1280	7/23/03	\$230,000	2250	0	7	1975	3	10350	N	N	12527 SE 214TH PL
002	092205	9091	5/8/03	\$350,000	2260	1090	7	1963	3	111100	N	N	12833 SE 208TH ST
002	172205	9099	5/20/04	\$340,000	2320	0	7	1957	4	28639	N	N	23253 112TH AV SE
002	186300	0080	4/15/04	\$287,000	2340	0	7	1995	3	10125	N	N	11804 SE 218TH PL
002	645700	0610	4/25/03	\$233,000	2340	0	7	1965	5	8300	N	N	10603 SE 226TH ST
002	556172	0260	3/8/04	\$300,000	2350	0	7	1980	4	7084	N	N	12908 SE 228TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	162205	9037	10/6/03	\$300,000	2370	0	7	1970	3	22651	N	N	11858 SE 236TH ST
002	172205	9185	7/8/03	\$344,000	2540	0	7	1950	4	135471	N	N	22420 108TH PL SE
002	154170	0310	7/6/04	\$309,000	2550	0	7	2004	3	6662	N	N	11610 117TH AV SE
002	154170	0210	12/26/03	\$307,055	2550	0	7	2003	3	5994	N	N	23502 117TH AV SE
002	154170	0050	6/8/04	\$307,797	2550	0	7	2004	3	5225	N	N	23433 117TH AV SE
002	154170	0280	7/13/04	\$306,950	2550	0	7	2004	3	5449	N	N	11607 SE 235TH ST
002	154170	0270	7/7/04	\$303,918	2550	0	7	2004	3	6650	N	N	11873 117TH AV SE
002	154170	0130	3/26/04	\$295,020	2550	0	7	2004	3	5487	N	N	23520 117TH AV SE
002	154170	0080	3/22/04	\$293,950	2550	0	7	2003	3	5500	N	N	23511 117TH AV SE
002	154170	0100	4/8/04	\$287,942	2550	0	7	2004	3	5500	N	N	23521 117TH AV SE
002	154170	0020	11/13/03	\$272,950	2550	0	7	2003	3	6159	N	N	11706 SE 234TH PL
002	154170	0030	12/26/03	\$272,950	2550	0	7	2003	3	5474	N	N	11702 SE 234TH PL
002	154170	0160	1/29/04	\$272,950	2550	0	7	2003	3	5425	N	N	23508 117TH AV SE
002	154170	0220	12/16/03	\$272,950	2550	0	7	2003	3	6335	N	N	23426 117TH AV SE
002	092205	9178	8/24/04	\$318,450	2610	0	7	1994	3	10275	N	N	12832 SE 218TH PL
002	679930	0210	8/27/04	\$304,950	2640	0	7	2004	3	5791	N	N	23217 118TH PL SE
002	679930	0170	8/25/04	\$314,950	2680	0	7	2004	3	5003	N	N	23207 118TH PL SE
002	679930	0230	8/12/04	\$309,000	2680	0	7	2004	3	4997	N	N	23227 118TH AV SE
002	664870	1200	10/14/04	\$274,950	2930	0	7	1965	4	8925	N	N	10936 SE 235TH ST
002	541220	0270	7/19/04	\$249,950	1220	640	8	1983	3	6687	N	N	22027 117TH AV SE
002	894429	0270	4/16/03	\$169,500	1220	0	8	1985	3	4303	N	N	23454 130TH AV SE
002	556172	0370	3/3/03	\$254,950	1250	630	8	1984	3	8890	N	N	23030 128TH PL SE
002	186490	0030	7/18/03	\$230,000	1250	450	8	1976	3	12600	N	N	13414 SE 209TH ST
002	215455	0080	4/5/04	\$245,500	1280	380	8	1991	3	9149	N	N	11036 SE 214TH ST
002	366240	0140	5/14/03	\$245,000	1280	380	8	1990	3	11447	N	N	13901 SE 237TH PL
002	259230	0250	7/10/03	\$287,000	1290	440	8	1987	3	8517	N	N	13725 SE 201ST ST
002	186490	0090	9/16/04	\$280,000	1300	490	8	1976	3	10450	N	N	20921 134TH PL SE
002	556170	0460	1/5/04	\$224,900	1330	940	8	1978	3	6480	N	N	13107 SE 231ST WY
002	259769	0350	9/9/04	\$305,050	1400	680	8	1987	3	8405	N	N	13300 SE 193RD ST
002	259767	0470	10/15/03	\$263,950	1400	680	8	1989	3	7000	N	N	13310 SE 198TH ST
002	259769	0180	10/14/03	\$257,500	1400	680	8	1986	3	7931	N	N	13340 SE 195TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	259767	0360	11/19/03	\$249,950	1400	470	8	1989	3	9514	N	N	19852 133RD PL SE
002	259771	0020	8/10/04	\$304,000	1440	630	8	1989	3	7220	N	N	19313 133RD PL SE
002	259768	0080	11/4/04	\$282,200	1440	460	8	1985	3	8112	N	N	19926 133RD AV SE
002	259769	0120	2/13/03	\$259,000	1440	460	8	1985	3	7076	N	N	13321 SE 195TH ST
002	259768	0240	5/28/04	\$279,950	1500	640	8	1985	3	6663	N	N	19813 132ND PL SE
002	259769	0340	5/25/04	\$275,480	1500	640	8	1986	3	8400	N	N	13308 SE 193RD ST
002	259769	0580	2/10/03	\$252,850	1500	640	8	1986	3	8400	N	N	19709 133RD AV SE
002	162205	9080	1/26/04	\$335,000	1510	920	8	1969	4	44431	N	N	12021 SE 236TH ST
002	894429	0190	2/7/03	\$185,000	1510	0	8	1985	3	3113	N	N	23465 130TH AV SE
002	259771	0010	7/13/04	\$317,350	1570	600	8	1987	3	7082	N	N	19305 133RD PL SE
002	412800	0080	4/20/04	\$289,950	1570	590	8	1993	3	7572	N	N	14131 SE 198TH ST
002	259771	0060	7/11/03	\$255,000	1570	600	8	1987	3	9014	N	N	19339 133RD PL SE
002	793200	0100	10/13/04	\$315,500	1580	350	8	1953	4	31133	N	N	11911 SE 196TH ST
002	946160	0210	8/9/04	\$235,000	1580	0	8	1992	3	7526	N	N	12919 SE 217TH PL
002	770825	0050	7/2/03	\$230,000	1590	0	8	1995	3	7305	N	N	14030 SE 237TH PL
002	948530	0250	9/28/04	\$253,000	1600	0	8	1992	3	5754	N	N	23606 126TH PL SE
002	102205	9153	10/27/04	\$363,000	1620	0	8	1976	3	100188	N	N	20834 132ND AV SE
002	946160	0260	4/16/04	\$260,000	1640	0	8	1992	3	8557	N	N	21715 130TH AV SE
002	894429	0220	4/23/03	\$189,900	1650	0	8	1985	3	2839	N	N	23468 130TH AV SE
002	323539	0040	7/29/03	\$235,500	1670	0	8	1991	3	7954	N	N	23901 114TH PL SE
002	323539	0140	5/6/03	\$234,000	1680	0	8	1992	3	10150	N	N	23832 114TH PL SE
002	259771	0130	5/17/04	\$300,000	1700	630	8	1987	3	7390	N	N	13335 SE 193RD ST
002	250880	0370	5/19/04	\$266,500	1700	0	8	1998	3	6050	N	N	20714 122ND PL SE
002	948530	0410	12/9/03	\$239,950	1720	0	8	1991	3	6500	N	N	23737 126TH PL SE
002	259767	0410	6/21/04	\$271,200	1760	0	8	1987	3	8377	N	N	13329 SE 198TH ST
002	232974	0020	2/5/03	\$234,950	1769	0	8	2003	3	5869	N	N	22571 116TH PL SE
002	232974	0050	2/4/03	\$234,950	1769	0	8	2003	3	6535	N	N	22555 116TH PL SE
002	259767	0310	9/27/04	\$289,500	1770	0	8	1987	3	7554	N	N	19723 134TH PL SE
002	259767	0310	8/25/04	\$279,500	1770	0	8	1987	3	7554	N	N	19723 134TH PL SE
002	259771	0330	3/31/04	\$259,990	1770	0	8	1989	3	7740	N	N	13317 SE 196TH ST
002	447500	0160	8/28/03	\$200,000	1770	0	8	1999	3	5274	N	N	11719 SE 193RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	232974	0110	4/8/03	\$249,950	1773	0	8	2003	3	7388	N	N	22576 116TH PL SE
002	232974	0030	2/6/03	\$236,950	1773	0	8	2003	3	5491	N	N	22565 116TH PL SE
002	232974	0040	1/27/03	\$239,950	1773	0	8	2003	3	5598	N	N	22559 116TH PL SE
002	232974	0100	2/7/03	\$229,950	1773	0	8	2003	3	5753	N	N	22570 116TH PL SE
002	546638	0190	5/12/04	\$260,000	1790	0	8	2001	3	5000	N	N	23842 125TH PL SE
002	546638	0170	5/26/04	\$256,000	1790	0	8	2001	3	5000	N	N	23830 125TH PL SE
002	546638	0060	2/17/03	\$232,500	1790	0	8	2001	3	4928	N	N	12402 SE 238TH PL
002	618710	0220	11/30/04	\$279,900	1800	0	8	1984	3	10211	N	N	23604 137TH AV SE
002	770194	0110	6/28/04	\$281,000	1810	0	8	1990	3	8399	N	N	12530 SE 210TH CT
002	073998	0090	10/22/04	\$277,250	1810	0	8	1999	3	5000	N	N	10890 SE 214TH PL
002	073998	0180	9/26/03	\$255,000	1810	0	8	1999	3	4950	N	N	10845 SE 214TH PL
002	073998	0130	7/23/03	\$247,000	1810	0	8	1999	3	4844	N	N	10862 SE 214TH PL
002	073998	0360	3/24/03	\$240,000	1810	0	8	1999	3	4871	N	N	11135 SE 216TH ST
002	073998	0080	3/7/03	\$240,000	1810	0	8	1999	3	5685	N	N	10896 SE 214TH PL
002	152205	9092	8/12/04	\$349,950	1820	0	8	1970	4	49222	N	N	13407 SE 235TH ST
002	250880	0170	5/29/03	\$260,000	1830	0	8	1994	3	8238	N	N	20403 121ST WY SE
002	250880	0220	1/27/03	\$245,000	1830	0	8	1994	3	6360	N	N	20437 121ST WY SE
002	259769	0460	7/25/03	\$265,500	1840	0	8	1986	3	9100	N	N	19419 133RD AV SE
002	546970	0070	8/19/03	\$255,950	1850	0	8	1976	4	16200	N	N	12848 SE 234TH ST
002	352930	0100	8/25/04	\$271,500	1860	0	8	1990	3	7200	N	N	11806 SE 229TH PL
002	352930	0140	8/7/03	\$247,000	1860	0	8	1990	3	7609	N	N	22828 117TH PL SE
002	352930	0100	6/3/03	\$244,000	1860	0	8	1990	3	7200	N	N	11806 SE 229TH PL
002	352930	0230	4/20/04	\$245,000	1860	0	8	1992	3	7210	N	N	11613 SE 229TH PL
002	770825	0020	8/22/03	\$242,500	1860	0	8	1995	3	7175	N	N	14016 SE 237TH PL
002	321690	0170	10/25/04	\$270,000	1890	0	8	1993	3	6762	N	N	11809 SE 203RD ST
002	259771	0170	12/3/03	\$280,000	1900	0	8	1989	3	6474	N	N	13330 SE 194TH CT
002	259768	0310	1/28/04	\$235,500	1900	0	8	1986	3	7903	N	N	19925 133RD AV SE
002	770825	0080	6/3/03	\$236,050	1900	0	8	1997	3	6902	N	N	14038 SE 237TH PL
002	618710	0140	7/21/04	\$272,000	1910	0	8	1983	3	9600	N	N	23707 137TH AV SE
002	948530	0390	2/26/04	\$266,500	1910	0	8	1992	3	7388	N	N	23723 126TH PL SE
002	948530	0490	8/19/04	\$280,950	1910	0	8	1992	3	7000	N	N	23722 126TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	559170	0300	8/6/03	\$245,000	1910	0	8	1991	3	8893	N	N	11413 SE 219TH PL
002	520181	0270	10/10/03	\$254,950	1910	0	8	1996	3	7672	N	N	13050 SE 222ND PL
002	352920	0260	6/29/04	\$274,250	1920	0	8	1989	3	7226	N	N	11828 SE 228TH PL
002	073998	0220	1/14/04	\$265,000	1920	0	8	1999	3	4975	N	N	10869 SE 214TH PL
002	352920	0230	7/24/03	\$250,000	1940	0	8	1990	3	7697	N	N	11916 SE 228TH PL
002	352920	0280	12/5/03	\$244,000	1940	0	8	1990	3	7684	N	N	11814 SE 228TH PL
002	352920	0030	7/24/03	\$244,950	1940	0	8	1989	3	7200	N	N	11615 SE 228TH PL
002	948530	0540	6/20/03	\$259,950	1940	0	8	1992	3	6642	N	N	23819 127TH PL SE
002	948530	0530	6/13/03	\$245,000	1940	0	8	1992	3	7280	N	N	23811 127TH PL SE
002	172205	9275	4/8/04	\$288,000	1950	0	8	1960	4	20037	N	N	23244 112TH AV SE
002	052205	9272	6/30/04	\$555,000	1970	600	8	1973	3	143312	N	N	11138 SE 204TH ST
002	250880	0440	3/21/03	\$243,000	1970	0	8	1998	3	6056	N	N	20523 122ND PL SE
002	232974	0070	2/3/03	\$262,280	1973	0	8	2003	3	6801	N	N	22554 116TH PL SE
002	232974	0080	2/26/03	\$254,950	1973	0	8	2003	3	5239	N	N	22558 116TH PL SE
002	232974	0060	1/27/03	\$247,950	1973	0	8	2003	3	6147	N	N	22550 116TH PL SE
002	162205	9041	11/10/04	\$360,000	1980	0	8	1980	3	21344	N	N	11805 SE 234TH ST
002	162205	9041	11/21/03	\$339,000	1980	0	8	1980	3	21344	N	N	11805 SE 234TH ST
002	563520	0210	11/22/04	\$320,000	1980	0	8	1997	3	9234	N	N	12414 SE 198TH PL
002	421660	0290	8/13/04	\$299,950	1980	0	8	2004	3	4636	N	N	21009 131ST PL SE
002	942551	0080	6/30/04	\$265,000	1980	0	8	2001	3	4409	N	N	11264 SE 224TH PL
002	563520	0190	6/25/04	\$294,900	1980	0	8	1997	3	9404	N	N	12426 SE 198TH PL
002	352920	0210	9/12/03	\$245,000	1980	0	8	1990	3	7264	N	N	11915 SE 228TH PL
002	780080	0070	9/24/03	\$255,250	1980	0	8	1979	3	16280	N	N	23514 128TH CT SE
002	421660	0320	5/26/04	\$249,950	1980	0	8	2004	3	3995	N	N	13121 SE 210TH PL
002	352920	0350	8/13/04	\$285,000	1990	0	8	1989	3	8755	N	N	11712 SE 228TH PL
002	421660	0310	6/17/04	\$263,431	1990	0	8	2004	3	3996	N	N	13113 SE 210TH PL
002	250880	0270	7/14/03	\$260,000	1990	0	8	1995	3	6782	N	N	20533 121ST WY SE
002	421660	0340	6/18/04	\$251,950	1990	0	8	2004	3	3763	N	N	21027 131ST PL SE
002	421660	0270	5/25/04	\$244,950	1990	0	8	2004	3	4427	N	N	21014 131ST AV SE
002	352930	0240	1/31/03	\$234,000	1990	0	8	1992	3	7482	N	N	11617 SE 229TH PL
002	793260	0160	10/24/03	\$349,950	2000	0	8	1965	4	35070	N	N	19715 121ST AV SE

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Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	259768	0270	10/15/03	\$272,250	2000	0	8	1985	3	6522	N	N	19831 132ND PL SE
002	807810	0330	1/29/04	\$262,550	2000	0	8	1991	3	8304	N	N	22046 128TH PL SE
002	352930	0280	7/15/03	\$232,950	2000	0	8	1992	3	6180	N	N	22911 117TH PL SE
002	352920	0160	1/2/04	\$253,950	2010	0	8	1990	3	7851	N	N	11817 SE 228TH PL
002	447500	0080	8/6/03	\$273,000	2010	0	8	1999	3	6129	N	N	11706 SE 193RD PL
002	042205	9082	7/30/04	\$405,000	2020	0	8	1965	3	137214	N	N	12625 SE 192ND ST
002	352920	0170	6/22/04	\$274,950	2020	0	8	1990	3	7049	N	N	11821 SE 228TH PL
002	259769	0220	4/1/03	\$284,950	2020	0	8	1986	3	8174	N	N	13310 SE 195TH ST
002	618710	0380	11/16/04	\$290,515	2020	0	8	1981	4	9600	N	N	13804 SE 237TH PL
002	145975	0140	8/4/03	\$274,000	2020	0	8	2002	3	4429	N	N	21506 117TH AV SE
002	546638	0200	9/16/04	\$269,900	2030	0	8	2001	3	5000	N	N	23848 125TH PL SE
002	546638	0200	4/28/03	\$243,000	2030	0	8	2001	3	5000	N	N	23848 125TH PL SE
002	421660	0300	5/11/04	\$244,950	2030	0	8	2004	3	4611	N	N	13107 SE 210TH PL
002	259769	0450	3/11/03	\$242,000	2030	0	8	1986	3	9100	N	N	19411 133RD AV SE
002	675260	0060	7/19/04	\$293,000	2070	0	8	1997	3	6502	N	N	22922 127TH AV SE
002	546970	0880	9/7/04	\$304,000	2070	0	8	1968	3	25715	N	N	23412 126TH AV SE
002	559170	0240	2/20/03	\$251,300	2080	0	8	1991	3	7674	N	N	11303 SE 219TH PL
002	352930	0360	4/27/04	\$254,950	2090	0	8	1992	3	8750	N	N	11819 SE 229TH PL
002	780080	0080	12/6/04	\$319,500	2100	0	8	1980	3	14950	N	N	12823 SE 235TH PL
002	948530	0200	9/20/04	\$304,300	2100	0	8	1992	3	6438	N	N	23638 126TH PL SE
002	793260	0010	11/17/03	\$360,000	2100	0	8	1962	4	36511	N	N	19608 121ST AV SE
002	948530	0420	4/10/03	\$278,000	2100	0	8	1992	3	7405	N	N	23743 126TH PL SE
002	247440	0240	1/24/03	\$250,000	2100	0	8	1990	3	7200	N	N	11103 SE 219TH PL
002	352920	0010	5/23/03	\$242,200	2100	0	8	1989	3	8268	N	N	11601 SE 228TH PL
002	662403	0060	9/8/04	\$390,500	2110	0	8	1999	3	19022	N	N	20623 119TH AV SE
002	662403	0060	7/21/03	\$335,000	2110	0	8	1999	3	19022	N	N	20623 119TH AV SE
002	948530	0590	4/26/04	\$285,000	2120	0	8	1992	3	9523	N	N	23923 127TH PL SE
002	948530	0550	6/16/04	\$282,000	2120	0	8	1992	3	6709	N	N	23825 127TH AV SE
002	948530	0590	1/8/03	\$262,000	2120	0	8	1992	3	9523	N	N	23923 127TH PL SE
002	352920	0400	2/11/03	\$245,000	2120	0	8	1992	3	7056	N	N	11620 SE 228TH PL
002	948530	0030	10/31/03	\$255,000	2120	0	8	1992	3	6503	N	N	23814 127TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	520180	0340	7/19/04	\$310,000	2130	0	8	1997	3	7725	N	N	22311 129TH PL SE
002	675260	0030	4/2/04	\$304,000	2130	0	8	1998	3	7007	N	N	23024 127TH AV SE
002	520180	0100	8/22/03	\$299,900	2130	0	8	1997	3	7102	N	N	22225 129TH PL SE
002	145975	0050	6/5/03	\$272,000	2130	0	8	2002	3	5451	N	N	21511 117TH AV SE
002	259769	0080	9/29/04	\$306,000	2150	0	8	1986	3	7627	N	N	13305 SE 195TH ST
002	259767	0020	8/19/04	\$305,000	2150	0	8	1987	3	7434	N	N	19811 133RD PL SE
002	259767	0060	10/1/04	\$295,000	2150	0	8	1987	3	8411	N	N	19835 133RD PL SE
002	618710	0190	5/19/03	\$284,000	2150	0	8	1984	3	9600	N	N	23607 137TH AV SE
002	618710	0510	7/21/04	\$273,000	2150	0	8	1983	3	9618	N	N	23912 137TH AV SE
002	259769	0370	7/20/04	\$275,000	2150	0	8	1986	3	9100	N	N	19213 133RD AV SE
002	259767	0280	6/27/04	\$270,000	2150	0	8	1987	3	6537	N	N	13349 SE 197TH ST
002	259767	0250	12/18/03	\$268,950	2150	0	8	1988	3	7000	N	N	13323 SE 197TH ST
002	010101	0160	12/11/03	\$269,900	2150	0	8	1997	3	7330	N	N	10875 SE 218TH PL
002	520181	0260	10/1/04	\$305,000	2160	0	8	1996	3	9638	N	N	13056 SE 222ND PL
002	520181	0200	5/5/04	\$300,000	2160	0	8	1996	3	7584	N	N	22203 131ST AV SE
002	770194	0340	10/7/04	\$287,000	2160	0	8	1989	3	7377	N	N	20826 126TH AV SE
002	178663	0020	4/27/04	\$329,950	2170	0	8	2001	3	8463	N	N	13918 SE 238TH ST
002	807810	0120	4/24/03	\$247,000	2170	0	8	1992	3	19785	N	N	13019 SE 221ST PL
002	293700	0230	11/13/03	\$319,950	2180	0	8	1993	3	9482	N	N	13015 SE 203RD PL
002	675260	1150	12/14/04	\$315,000	2190	0	8	1997	3	11528	N	N	22923 127TH AV SE
002	770194	0060	3/3/04	\$297,300	2190	0	8	1990	3	10356	N	N	12519 SE 209TH CT
002	546970	0890	4/8/04	\$300,000	2190	0	8	1970	3	29565	N	N	23406 126TH AV SE
002	247440	0380	3/11/03	\$249,950	2190	0	8	1990	3	8795	N	N	21828 110TH AV SE
002	247440	0350	9/10/04	\$285,000	2200	0	8	1990	3	7256	N	N	11022 SE 219TH PL
002	247440	0290	5/5/03	\$277,500	2200	0	8	1990	3	9242	N	N	11118 SE 219TH PL
002	321690	0040	6/28/04	\$326,000	2210	0	8	1993	3	6808	N	N	11910 SE 203RD ST
002	321690	0180	7/30/04	\$313,990	2210	0	8	1993	3	6564	N	N	11815 SE 203RD ST
002	259771	0140	4/19/04	\$289,000	2210	0	8	1989	3	6996	N	N	19309 134TH AV SE
002	082700	0010	7/27/04	\$291,737	2220	0	8	2004	3	5808	N	N	11611 SE 233RD PL
002	796920	0180	4/24/03	\$302,500	2270	0	8	1976	4	22500	N	N	23006 135TH AV SE
002	926580	0250	11/10/03	\$275,000	2270	0	8	1992	3	7256	N	N	11322 SE 216TH CT

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	259771	0350	9/20/04	\$300,000	2290	0	8	1990	3	6868	N	N	13407 SE 196TH ST
002	770825	0110	3/18/04	\$310,000	2290	0	8	1999	3	8258	N	N	14023 SE 237TH PL
002	520181	0070	5/25/04	\$305,000	2290	0	8	1995	3	9119	N	N	13135 SE 223RD CT
002	559170	0270	6/23/04	\$278,450	2290	0	8	1991	3	6500	N	N	11327 SE 219TH PL
002	926580	0500	3/19/03	\$286,000	2290	0	8	1991	3	6453	N	N	21625 113TH PL SE
002	259772	0100	3/12/03	\$258,000	2290	0	8	1989	3	10703	N	N	19631 134TH CT SE
002	546638	0030	11/8/04	\$292,000	2300	0	8	2001	3	5335	N	N	12415 SE 128TH PL
002	221090	0050	7/28/04	\$287,500	2300	0	8	2000	3	6426	N	N	22015 131ST PL SE
002	178725	0140	4/23/04	\$304,999	2300	0	8	2001	3	4977	N	N	19928 142ND PL SE
002	247440	0330	8/6/03	\$262,000	2300	0	8	1990	3	7319	N	N	11030 SE 219TH PL
002	421660	0330	6/14/04	\$296,184	2308	0	8	2004	3	4371	N	N	13127 SE 210TH PL
002	675260	0140	9/24/04	\$300,000	2310	0	8	1997	3	8127	N	N	12704 SE 229TH CT
002	807810	0250	8/19/03	\$280,000	2310	0	8	1992	3	6880	N	N	22005 128TH PL SE
002	421660	0350	7/22/04	\$276,892	2310	0	8	2004	3	4727	N	N	21033 131ST PL SE
002	337450	0140	5/18/04	\$287,950	2340	0	8	1991	3	7700	N	N	12936 SE 214TH PL
002	520181	0020	11/9/04	\$325,000	2360	0	8	1996	3	6657	N	N	13111 SE 223RD CT
002	520180	0220	8/4/03	\$301,000	2360	0	8	1995	3	6779	N	N	12807 SE 223RD PL
002	675260	0090	7/15/03	\$314,950	2380	0	8	1997	3	8391	N	N	12703 SE SE 229TH CT
002	421660	0260	6/7/04	\$299,832	2400	0	8	2004	3	4816	N	N	21008 131ST AV SE
002	421660	0280	6/18/04	\$296,055	2400	0	8	2004	3	4816	N	N	21003 131ST PL SE
002	178663	0150	9/2/04	\$315,000	2400	0	8	2000	3	8487	N	N	23924 139TH AV SE
002	186490	0120	11/6/04	\$255,000	2400	0	8	1977	3	9450	N	N	13407 SE 209TH ST
002	770194	0020	12/3/03	\$298,100	2410	0	8	1989	3	9625	N	N	20813 126TH AV SE
002	352930	0090	11/12/04	\$327,928	2420	0	8	1991	3	7267	N	N	11812 SE 229TH PL
002	092205	9181	9/8/03	\$394,950	2440	0	8	1999	3	96983	N	N	21929 132ND AV SE
002	352920	0200	4/5/04	\$275,300	2440	0	8	1990	3	6601	N	N	11909 SE 228TH PL
002	352930	0160	10/6/03	\$274,000	2440	0	8	1990	3	6750	N	N	22821 117TH PL SE
002	926580	0480	10/11/04	\$344,000	2460	0	8	1991	3	6731	N	N	21613 113TH PL SE
002	293700	0120	6/25/04	\$344,500	2470	0	8	1991	3	10146	N	N	20307 131ST PL SE
002	546970	0680	7/20/04	\$389,000	2490	0	8	1974	3	24570	N	N	23400 124TH AV SE
002	520180	0250	11/19/04	\$355,000	2500	0	8	1995	3	7034	N	N	12823 SE 223RD PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	520180	0050	10/18/04	\$350,250	2500	0	8	1996	3	7277	N	N	22226 129TH PL SE
002	520180	0050	3/21/03	\$326,000	2500	0	8	1996	3	7277	N	N	22226 129TH PL SE
002	520180	0290	2/23/04	\$326,100	2500	0	8	1995	3	7969	N	N	12845 SE 223RD PL
002	337450	0560	8/1/03	\$310,000	2510	0	8	1992	3	12826	N	N	21449 130TH AV SE
002	293700	0240	10/18/04	\$384,950	2520	0	8	1993	3	9801	N	N	13023 SE 203RD PL
002	926580	0170	5/1/03	\$297,000	2520	0	8	1991	3	6651	N	N	11302 SE 217TH ST
002	770194	0070	9/20/04	\$330,950	2530	0	8	1989	3	10881	N	N	12523 SE 209TH CT
002	926580	0100	5/17/03	\$310,200	2530	0	8	1991	3	7197	N	N	11313 SE 217TH ST
002	926580	0230	4/22/03	\$307,500	2530	0	8	1992	3	6485	N	N	11327 SE 216TH CT
002	178663	0080	4/23/03	\$328,000	2530	0	8	2000	3	8202	N	N	23905 139TH AV SE
002	082700	0020	8/26/04	\$312,000	2550	0	8	2004	3	5085	N	N	11617 SE 233RD PL
002	178663	0160	8/21/03	\$334,950	2560	0	8	2000	3	5812	N	N	13913 SE 239TH ST
002	337450	0220	1/9/04	\$300,000	2560	0	8	1990	3	7534	N	N	21413 129TH AV SE
002	337450	0380	2/7/03	\$280,000	2560	0	8	1992	3	7806	N	N	21427 129TH PL SE
002	543760	0120	6/25/04	\$324,965	2564	0	8	2002	3	6793	N	N	13243 SE 234TH ST
002	259767	0450	11/15/04	\$306,000	2570	0	8	1988	3	6557	N	N	13322 SE 198TH ST
002	412795	0100	5/14/03	\$322,000	2570	0	8	1998	3	5739	N	N	14627 SE 195TH PL
002	421660	0380	5/26/04	\$303,510	2580	0	8	2004	3	4874	N	N	21022 131ST PL SE
002	421660	0360	5/3/04	\$302,390	2580	0	8	2004	3	5669	N	N	21030 131ST PL SE
002	421660	0390	7/6/04	\$322,505	2590	0	8	2004	3	4901	N	N	21016 131ST PL SE
002	421660	0010	8/6/04	\$317,989	2590	0	8	2004	3	5260	N	N	12731 SE 211TH ST
002	010101	0020	11/22/04	\$349,000	2600	0	8	1991	3	8745	N	N	11123 SE 218TH PL
002	259771	0310	2/20/03	\$295,000	2600	0	8	1989	3	8268	N	N	13324 SE 196TH ST
002	081810	0090	7/16/03	\$318,000	2640	0	8	1995	3	7554	N	N	23431 134TH CT SE
002	259767	0370	6/15/04	\$299,950	2640	0	8	1989	3	7600	N	N	19830 133RD PL SE
002	259767	0370	6/10/03	\$283,750	2640	0	8	1989	3	7600	N	N	19830 133RD PL SE
002	152205	9074	10/8/04	\$350,000	2680	0	8	1994	3	12368	N	N	23906 135TH PL SE
002	178663	0040	9/29/04	\$345,000	2690	0	8	2000	3	8094	N	N	23809 139TH AV SE
002	092205	9189	3/27/03	\$327,000	2700	0	8	2003	3	6959	N	N	11619 SE 219TH PL
002	081810	0100	8/22/03	\$309,500	2710	0	8	1999	3	6777	N	N	23427 134TH CT SE
002	926580	0210	9/24/03	\$302,950	2710	0	8	1992	3	9499	N	N	11319 SE 216TH CT

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	926580	0590	8/18/04	\$345,000	2730	0	8	1991	3	9520	N	N	11509 SE 217TH ST
002	092205	9190	10/27/03	\$330,000	2820	0	8	2003	3	6959	N	N	11611 SE 219TH PL
002	259767	0220	7/2/03	\$289,000	2890	0	8	1989	3	7350	N	N	13324 SE 197TH ST
002	092205	9191	2/23/04	\$358,500	3010	0	8	2003	3	9146	N	N	11615 SE 219TH PL
002	421660	0370	7/15/04	\$333,192	3130	0	8	2004	3	4811	N	N	21026 131ST PL SE
002	421660	0400	6/28/04	\$328,966	3150	0	8	2004	3	4927	N	N	21010 131ST PL SE
002	383070	0060	4/29/03	\$279,950	2030	0	9	1998	3	6120	N	N	20047 139TH WY SE
002	383070	0190	2/20/03	\$254,950	2030	0	9	1998	3	6517	N	N	20006 139TH WY SE
002	152205	9091	4/3/03	\$354,500	2070	660	9	1970	3	49658	N	N	13423 SE 235TH ST
002	793390	0120	10/9/04	\$362,500	2340	0	9	1994	3	6571	N	N	11914 SE 199TH CT
002	793390	0120	10/13/04	\$362,500	2340	0	9	1994	3	6571	N	N	11914 SE 199TH CT
002	162205	9115	6/24/04	\$474,000	2390	380	9	1978	3	58806	N	N	23628 116TH AV SE
002	383070	0120	2/28/03	\$317,000	2400	0	9	2000	3	6871	N	N	13915 SE 201ST CT
002	383070	0140	6/11/04	\$461,000	2440	1220	9	1999	3	8149	N	N	20024 139TH WY SE
002	383070	0080	1/27/03	\$395,000	2440	1000	9	2000	3	6008	N	N	20103 139TH WY SE
002	162205	9089	9/8/04	\$327,500	2440	0	9	1986	3	23905	N	N	23648 126TH AV SE
002	032205	9221	6/1/04	\$388,000	2490	0	9	1993	3	38130	N	N	19608 136TH PL SE
002	793390	0410	6/24/03	\$340,000	2490	0	9	1991	3	6905	N	N	19833 119TH AV SE
002	793390	0070	3/27/03	\$325,000	2540	0	9	1994	3	7543	N	N	11909 SE 199TH CT
002	064250	0070	1/9/04	\$319,950	2570	0	9	2004	3	4479	N	N	12938 SE 216TH PL
002	793390	0300	7/12/04	\$337,000	2630	0	9	1992	3	7949	N	N	19904 118TH AV SE
002	793390	0050	10/25/04	\$375,500	2640	0	9	1992	3	7001	N	N	19912 119TH AV SE
002	162205	9120	4/23/04	\$358,000	2640	0	9	1990	3	33456	Y	N	23913 124TH AV SE
002	064250	0050	5/5/03	\$319,950	2700	0	9	2002	3	4842	N	N	12932 SE 216TH PL
002	064250	0110	4/19/04	\$329,950	2770	0	9	2003	3	5206	N	N	12939 SE 216TH PL
002	738340	0210	3/22/04	\$375,000	2820	0	9	1992	3	9411	N	N	19308 138TH AV SE
002	064250	0060	7/21/04	\$408,000	2900	0	9	2004	3	5910	N	N	12932 SE 216TH PL
002	064250	0080	12/23/03	\$369,950	2905	0	9	2003	3	4874	N	N	12946 SE 216TH PL
002	064250	0130	11/21/03	\$391,540	2960	0	9	2003	3	4950	N	N	12925 SE 216TH PL
002	064250	0180	5/7/03	\$355,950	2960	0	9	2003	3	5526	N	N	21625 129TH AV SE
002	793390	0260	10/6/04	\$384,950	3040	0	9	1992	3	7523	N	N	19823 118TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	064250	0220	9/11/03	\$362,503	3060	0	9	2003	3	5531	N	N	21601 129TH AV SE
002	064250	0210	6/17/03	\$386,667	3260	0	9	2003	3	5503	N	N	21607 129TH AV SE
002	064250	0090	4/25/03	\$369,000	3260	0	9	2002	3	5999	N	N	12951 SE 216th PL
002	064250	0040	7/8/03	\$369,000	3280	0	9	2003	3	5271	N	N	12920 SE 216TH PL
002	793390	0040	7/29/03	\$392,000	3350	0	9	1992	3	7862	N	N	19918 119TH AV SE
002	152205	9012	8/13/03	\$550,000	3510	0	9	1978	4	192970	N	N	23407 140TH AV SE
002	152205	9177	4/15/03	\$430,000	3620	0	9	1998	3	11644	N	N	23728 135TH PL SE
002	630590	0110	5/21/03	\$350,000	2770	0	10	1990	3	8702	N	N	12332 SE 237TH PL
002	042205	9131	5/14/04	\$467,400	2840	620	10	1976	4	43176	N	N	12120 SE 201ST ST
002	162205	9068	5/13/03	\$571,500	3780	0	10	2002	3	38510	Y	N	12330 SE 238TH ST

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	019250	0050	10/18/04	\$110,000	QUIT CLAIM DEED;RELATED PARTY, FRIEND,OR NEIGH
002	032205	9143	5/19/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	042205	9009	5/13/03	\$55,000	DORRatio
002	042205	9086	7/23/04	\$590,000	DIAGNOSTIC OUTLIER
002	042205	9141	10/10/03	\$152,500	DORRatio
002	042205	9142	10/10/03	\$152,500	%Compl DORRatio
002	052205	9065	9/15/03	\$1,400,000	DIAGNOSTIC OUTLIER
002	064250	0160	11/2/04	\$388,000	%Compl ActivePermitBeforeSale>25K
002	073800	0240	1/2/04	\$169,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	073998	0050	8/3/04	\$62,877	QUIT CLAIM DEED;RELATED PARTY, FRIEND,OR NEIGH
002	082205	9004	10/17/03	\$145,000	DIAGNOSTIC OUTLIER
002	082205	9004	8/25/04	\$56,256	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	082205	9085	7/8/03	\$290,000	UnFinArea
002	082205	9200	8/29/03	\$12,000	DORRatio
002	082700	0030	11/12/04	\$287,573	%Compl ActivePermitBeforeSale>25K
002	082700	0040	10/18/04	\$269,950	%Compl ActivePermitBeforeSale>25K
002	082700	0050	8/19/04	\$255,950	%Compl ActivePermitBeforeSale>25K
002	082700	0070	8/23/04	\$313,960	%Compl
002	082700	0080	9/23/04	\$282,950	%Compl ActivePermitBeforeSale>25K
002	082700	0100	10/18/04	\$306,950	%Compl ActivePermitBeforeSale>25K
002	082700	0150	9/23/04	\$319,950	%Compl ActivePermitBeforeSale>25K
002	087850	0100	1/19/04	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	092205	9019	12/2/03	\$132,500	diagnostic Outlier
002	092205	9064	4/27/04	\$260,000	DIAGNOSTIC OUTLIER
002	092205	9076	10/15/03	\$240,000	DIAGNOSTIC OUTLIER
002	092205	9078	4/26/03	\$125,000	DORRatio
002	092205	9091	7/12/04	\$342,000	MOBILE HOME
002	092205	9093	6/23/04	\$205,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	092205	9163	1/14/03	\$550,000	NON-REP SALE; BUILDER OR DEVELOPER SALES
002	102205	9129	5/15/03	\$65,000	%Compl DORRatio
002	135500	0140	6/4/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	135500	0320	10/15/03	\$90,000	QUIT CLAIM DEED;RELATED PARTY, FRIEND,OR NEIGH
002	135500	0330	4/6/04	\$77,971	DORRatio
002	145975	0140	10/17/03	\$274,000	RELOCATION - SALE BY SERVICE
002	152205	9012	4/10/03	\$107,472	QUIT CLAIM DEED;RELATED PARTY, FRIEND,OR NEIGH
002	162205	9067	9/22/04	\$402,609	STATEMENT TO DOR DORRatio
002	162205	9096	6/15/04	\$233,000	UnFinArea
002	172205	9298	2/26/04	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	172205	9298	6/16/03	\$270,000	EXEMPT FROM EXCISE TAX
002	172205	9312	5/6/04	\$68,333	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	176130	0730	4/22/04	\$200,000	TRADE
002	178663	0210	5/10/04	\$343,000	RELOCATION - SALE BY SERVICE
002	178663	0210	4/2/04	\$343,000	RELOCATION - SALE TO SERVICE
002	221090	0100	2/6/03	\$255,000	RELOCATION - SALE BY SERVICE
002	221090	0100	2/6/03	\$255,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	221221	0410	3/3/04	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	221221	0470	8/27/03	\$191,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	221221	0640	12/16/03	\$83,639	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	221222	0070	5/27/04	\$140,000	DIAGNOSTIC OUTLIER
002	221222	0100	7/18/04	\$36,604	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	222100	0100	7/22/03	\$106,758	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	232974	0090	2/7/03	\$229,950	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND
002	247440	0010	5/28/04	\$279,500	RELOCATION - SALE BY SERVICE
002	247440	0010	5/24/04	\$279,500	RELOCATION - SALE TO SERVICE
002	259767	0170	4/23/04	\$284,000	RELOCATION - SALE BY SERVICE
002	259767	0170	4/23/04	\$284,000	RELOCATION - SALE TO SERVICE
002	259768	0090	5/6/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278731	0530	11/4/03	\$107,428	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
002	278731	0990	3/11/04	\$243,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT
002	278731	1240	3/10/04	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278732	0510	3/16/04	\$180,000	QUIT CLAIM DEED
002	278732	0720	9/8/03	\$76,910	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	278746	0200	8/19/03	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278750	0340	4/24/03	\$224,500	RELOCATION - SALE BY SERVICE
002	278750	0340	3/12/03	\$224,500	RELOCATION - SALE TO SERVICE
002	279610	0090	12/20/03	\$52,500	DORRatio
002	287300	0070	5/20/04	\$112,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	287300	0450	6/4/04	\$163,526	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	289300	0030	3/4/04	\$282,500	RELOCATION - SALE BY SERVICE
002	289300	0030	3/4/04	\$282,500	RELOCATION - SALE TO SERVICE
002	338780	0210	6/2/03	\$140,000	QUIT CLAIM DEED
002	338780	0490	6/30/03	\$126,500	DIAGNOSTIC OUTLIER
002	338780	0780	11/19/03	\$76,300	DORRatio
002	338780	0780	9/2/03	\$70,950	DORRatio
002	338790	0100	3/11/03	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	338800	0290	6/1/04	\$112,000	DIAGNOSTIC OUTLIER
002	338800	0530	3/22/04	\$134,859	DIAGNOSTIC OUTLIER
002	367100	0020	8/24/04	\$215,050	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	367100	0240	4/3/03	\$183,600	BANKRUPTCY - RECEIVER OR TRUSTEE
002	367100	0410	7/9/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	374700	0030	7/9/03	\$218,500	RELOCATION - SALE BY SERVICE
002	374700	0030	7/9/03	\$218,500	RELOCATION - SALE TO SERVICE
002	383120	0080	3/25/04	\$28,000	QUIT CLAIM DEED UnFinArea DORRatio
002	383120	0080	7/14/04	\$233,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
002	421660	0020	8/13/04	\$314,950	%Compl ActivePermitBeforeSale>25K
002	421660	0030	8/13/04	\$276,950	%Compl ActivePermitBeforeSale>25K
002	421660	0040	10/18/04	\$289,959	%Compl ActivePermitBeforeSale>25K
002	421660	0060	10/14/04	\$279,130	%Compl ActivePermitBeforeSale>25K
002	421660	0080	9/21/04	\$296,550	%Compl ActivePermitBeforeSale>25K
002	421660	0090	9/3/04	\$261,560	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	421660	0100	10/29/04	\$294,440	%Compl ActivePermitBeforeSale>25K
002	421660	0110	8/6/04	\$301,950	%Compl ActivePermitBeforeSale>25K
002	421660	0130	9/11/04	\$259,950	%Compl ActivePermitBeforeSale>25K
002	421660	0150	9/21/04	\$336,125	%Compl ActivePermitBeforeSale>25K
002	421660	0160	10/27/04	\$318,975	%Compl ActivePermitBeforeSale>25K
002	421660	0170	9/30/04	\$342,650	%Compl ActivePermitBeforeSale>25K
002	421660	0180	10/27/04	\$341,505	%Compl ActivePermitBeforeSale>25K
002	421660	0190	8/23/04	\$300,315	%Compl ActivePermitBeforeSale>25K
002	421660	0200	9/13/04	\$259,950	%Compl ActivePermitBeforeSale>25K
002	421660	0210	9/20/04	\$340,721	%Compl ActivePermitBeforeSale>25K
002	421660	0230	10/5/04	\$260,000	%Compl ActivePermitBeforeSale>25K
002	421660	0250	8/23/04	\$265,035	%Compl
002	432455	0130	12/26/03	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	432455	0190	9/22/03	\$187,500	RELOCATION - SALE TO SERVICE
002	440600	0560	5/13/03	\$82,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
002	512695	0410	6/27/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	520181	0340	6/13/03	\$300,000	RELOCATION - SALE BY SERVICE
002	520181	0340	5/5/03	\$292,950	RELOCATION - SALE TO SERVICE
002	520181	0350	2/25/03	\$279,950	RELOCATION - SALE BY SERVICE
002	520181	0350	2/24/03	\$279,950	RELOCATION - SALE TO SERVICE
002	541220	0030	10/22/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	541221	0140	1/3/03	\$59,459	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	541980	0610	5/28/03	\$222,500	RELOCATION - SALE BY SERVICE
002	541980	0610	5/22/03	\$222,500	RELOCATION - SALE TO SERVICE
002	541980	1340	10/14/03	\$189,000	RELOCATION - SALE BY SERVICE
002	541980	1340	10/14/03	\$189,000	RELOCATION - SALE TO SERVICE
002	541980	1360	2/20/04	\$217,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	546970	0050	4/1/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	546970	0780	5/4/04	\$322,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	556173	0200	8/15/03	\$86,111	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	618710	0430	6/4/04	\$51,124	QUIT CLAIM DEED DORRatio
002	618710	0450	12/31/03	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	645700	0560	7/30/04	\$148,000	DIAGNOSTIC OUTLIER
002	662340	0339	2/26/04	\$342,000	ImpCount
002	662401	0180	6/30/04	\$1,624	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
002	662402	0080	4/30/03	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	664825	0160	2/24/03	\$141,683	EXEMPT FROM EXCISE TAX
002	664870	0460	3/30/04	\$140,000	Obsol
002	664870	0670	6/11/04	\$180,100	EXEMPT FROM EXCISE TAX
002	664870	1410	8/4/04	\$140,000	DIAGNOSTIC OUTLIER
002	664870	1610	9/3/03	\$229,950	RELOCATION - SALE BY SERVICE
002	664870	1610	9/3/03	\$229,950	RELOCATION - SALE TO SERVICE
002	664870	1680	3/24/04	\$120,000	DIAGNOSTIC OUTLIER
002	666915	0880	12/23/03	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	666915	0880	7/18/03	\$144,714	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	670039	0050	7/2/03	\$177,000	EXEMPT FROM EXCISE TAX
002	675230	0100	6/21/04	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	675230	0100	3/26/04	\$280,883	EXEMPT FROM EXCISE TAX
002	675260	0200	4/16/04	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	679930	0090	8/27/04	\$299,450	%Compl ActivePermitBeforeSale>25K
002	679930	0110	9/23/04	\$318,950	%Compl ActivePermitBeforeSale>25K
002	746142	0050	4/14/04	\$104,384	QUIT CLAIM DEED;RELATED PARTY,FRIEND,OR NEIGH
002	774870	0530	12/4/03	\$164,226	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
002	793200	0055	6/23/04	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	793200	0060	1/14/04	\$2,500	DORRatio
002	793200	0121	6/24/03	\$91,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	802570	0040	5/27/04	\$72,150	DORRatio
002	802570	0090	7/12/04	\$179,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0100	4/23/03	\$182,650	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0170	5/26/03	\$36,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	802570	0260	7/16/03	\$169,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0280	8/12/04	\$188,000	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0290	4/30/04	\$177,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0330	9/1/04	\$182,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0370	10/17/03	\$176,000	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0750	6/27/03	\$169,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0760	8/27/03	\$169,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0780	3/12/04	\$174,950	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0800	4/15/04	\$175,000	QUESTIONABLE PER SALES IDENTIFICATION
002	802570	0850	10/2/03	\$182,000	QUESTIONABLE PER SALES IDENTIFICATION
002	807855	0280	1/9/03	\$204,950	RELOCATION - SALE BY SERVICE
002	807855	0280	1/15/03	\$204,950	RELOCATION - SALE TO SERVICE
002	807857	0280	1/25/03	\$55,301	QUIT CLAIM DEED;RELATED PARTY,FRIEND,OR NEIGH
002	807857	0440	7/12/03	\$50,833	QUIT CLAIM DEED;RELATED PARTY,FRIEND,OR NEIGH
002	858190	0120	7/25/03	\$233,000	RELOCATION - SALE BY SERVICE
002	858190	0120	6/25/03	\$233,000	RELOCATION - SALE TO SERVICE
002	858190	0250	5/29/03	\$48,331	CORPORATE AFFILIATES DORRatio
002	873200	0235	6/29/04	\$175,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	889260	0170	1/28/03	\$173,040	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	894417	0250	4/21/04	\$250,000	RELOCATION - SALE BY SERVICE
002	894417	0250	4/26/04	\$250,000	RELOCATION - SALE TO SERVICE
002	894432	0250	1/16/03	\$58,350	REL PARTY, FRIEND, OR NEIGH STATEMENT TO DOR
002	896020	0610	3/30/04	\$125,000	QUIT CLAIM DEED;RELATED PARTY,FRIEND,OR NEIGH
002	926580	0080	8/7/03	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	937840	0030	3/20/03	\$60,451	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	937840	0030	3/20/03	\$79,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
002	941270	0050	7/30/03	\$109,000	DORRatio
002	941270	0510	4/13/04	\$181,500	QUIT CLAIM DEED;RELATED PARTY, FRIEND,OR NEIGH
002	941270	0560	1/23/04	\$88,990	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	946160	0240	5/21/03	\$54,950	PARTIAL INTEREST (103, 102, Etc.) DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 29

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	951390	0130	7/29/04	\$183,500	QUESTIONABLE PER SALES IDENTIFICATION

Vacant Sales Used in this Annual Update Analysis
Area 29

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	042205	9066	03/03/04	128400	43560	0	0
2	092205	9134	04/26/03	90000	68071	0	0

Vacant Sales Removed from this Annual Update Analysis
Area 29

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	052205	9058	10/29/03	175000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
2	064250	0120	05/21/04	419950	BUILDER SALE
2	082700	0090	11/05/04	312500	BUILDER SALE
2	082700	0120	11/05/04	289950	BUILDER SALE
2	082700	0130	12/10/04	287000	BUILDER SALE
2	082700	0160	10/18/04	270950	BUILDER SALE
2	082700	0170	12/09/04	286950	BUILDER SALE
2	092205	9078	04/02/04	150000	NEW IMPROVEMENT
2	162205	9001	07/28/03	4000	BUILDER SALE
2	162205	9075	03/31/04	1500	BUILDER SALE
2	162205	9130	09/18/03	100000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
2	338780	0650	03/11/04	50000	NEW IMPROVEMENT
2	421660	0050	11/10/04	350269	BUILDER SALE
2	421660	0120	11/17/04	405686	BUILDER SALE
2	421660	0140	11/16/04	306466	BUILDER SALE
2	421660	0220	11/05/04	273760	BUILDER SALE
2	421660	0240	11/24/04	324799	BUILDER SALE
2	793680	0010	12/10/04	397950	BUILDER SALE
2	793680	0210	12/10/04	362950	BUILDER SALE
2	894417	0410	09/10/04	10000	SHERIFF / TAX SALE; GOVERNMENT AGENCY;



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr